



# Independent Sales Surtax Oversight Committee Meeting (ISSOC)

December 17, 2020



**PERSONAL | PASSIONATE | PROGRESSIVE**

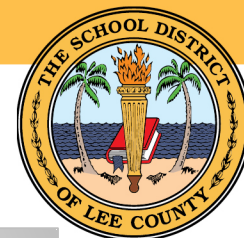
# Agenda

- ✓ **Meeting Administration**
  - **Welcome and Roll Call**
  - **Approval of Prior Meeting Minutes**
  - **Public Comment**
- ✓ **Review of Sales Tax Funded Projects**
- ✓ **Revenue Collections and Projections**
- ✓ **Financial Report Review**
- ✓ **Motions and Votes**
- ✓ **Member Comments**

# Meeting Administration

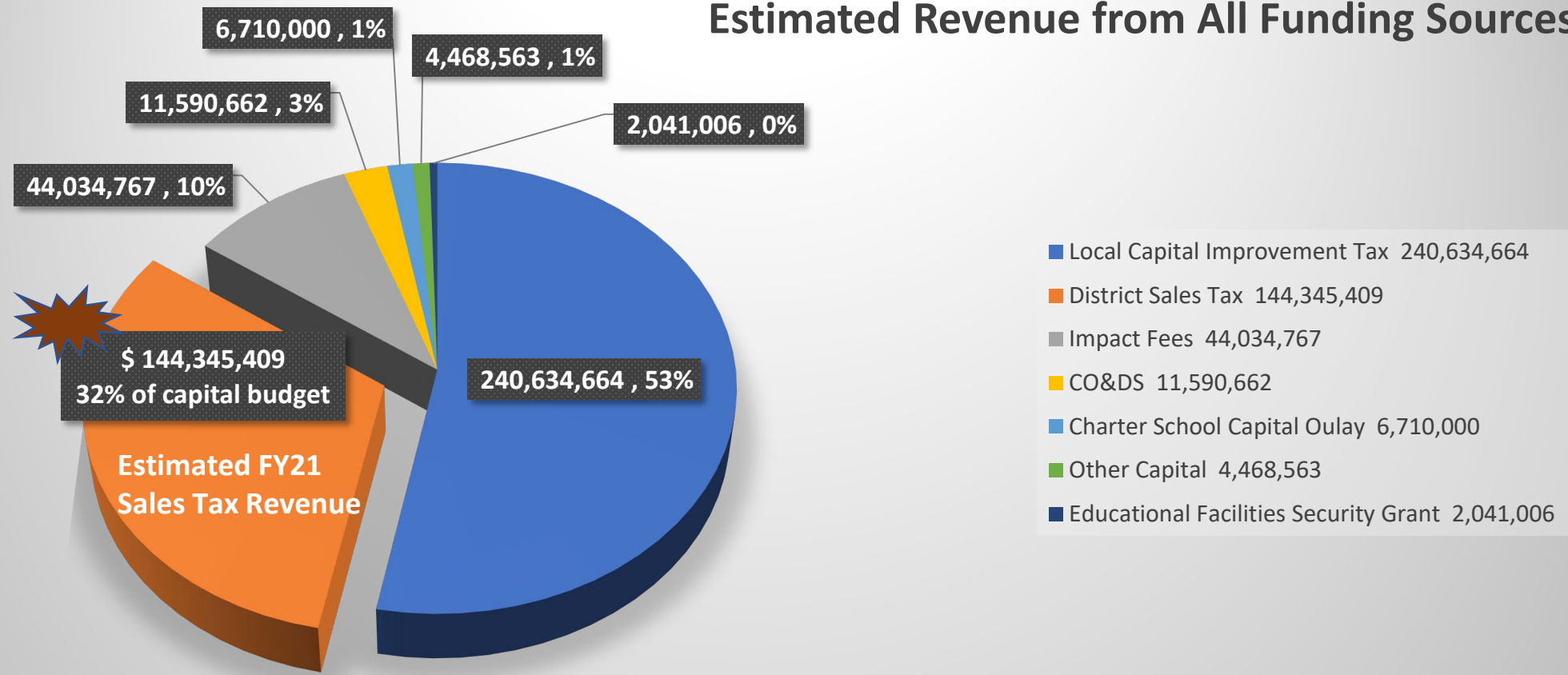
- ✓ **Welcome and Roll Call**
- ✓ **Approval of Prior Meeting Minutes**
- ✓ **Public Comment**



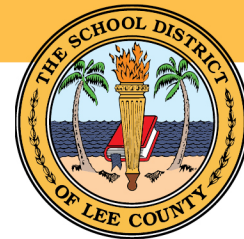


# FY21 Capital Budget - \$453.8M

## Estimated Revenue from All Funding Sources

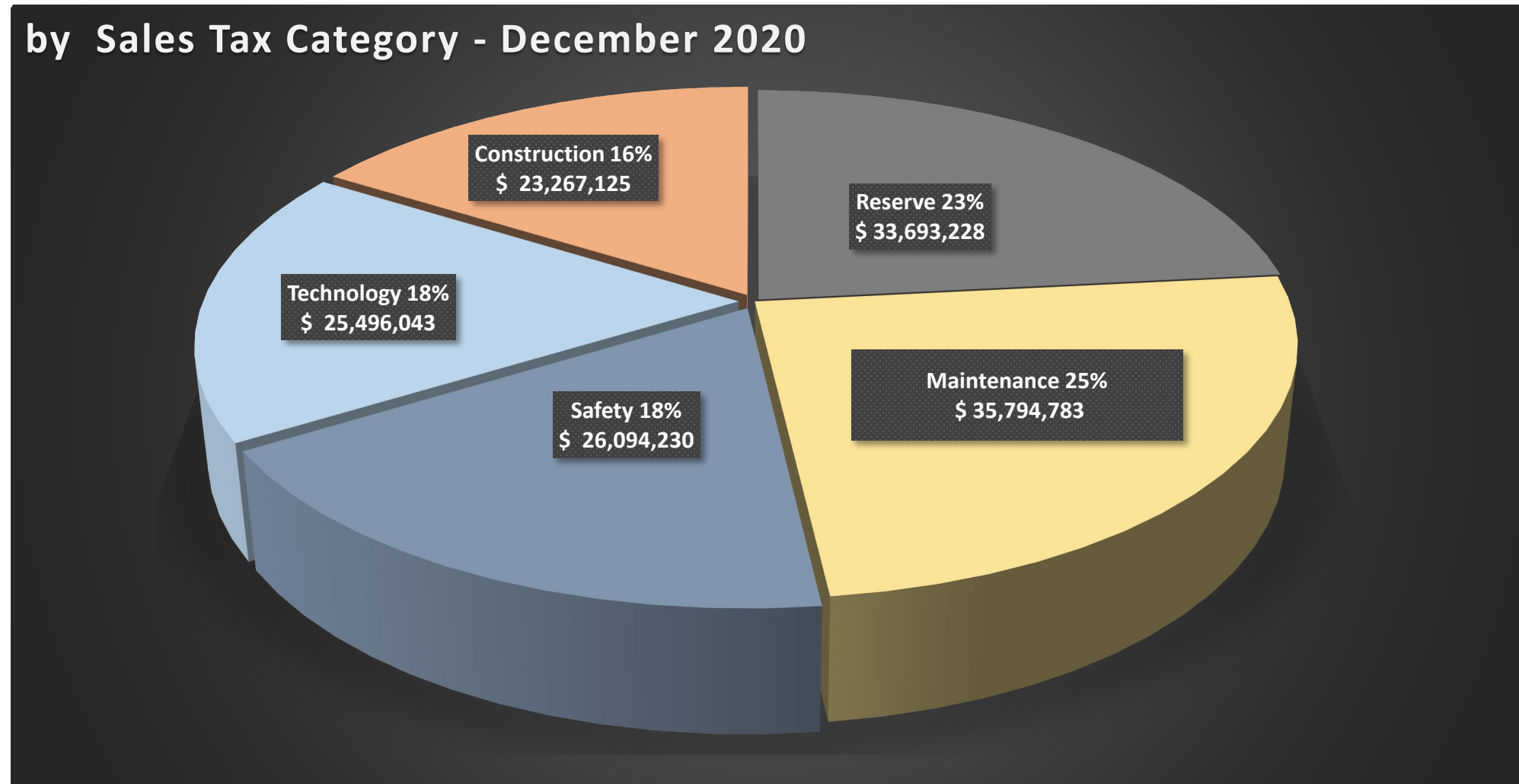


*ISSOC focus - sales tax revenue & projects*



# FY21 Estimated Sales Tax Budget - \$144,345,409

by Sales Tax Category - December 2020



Construction includes debt service for new schools

# Sales Tax Projects – Status Update

## Categories of Projects



**New schools and major renovations**



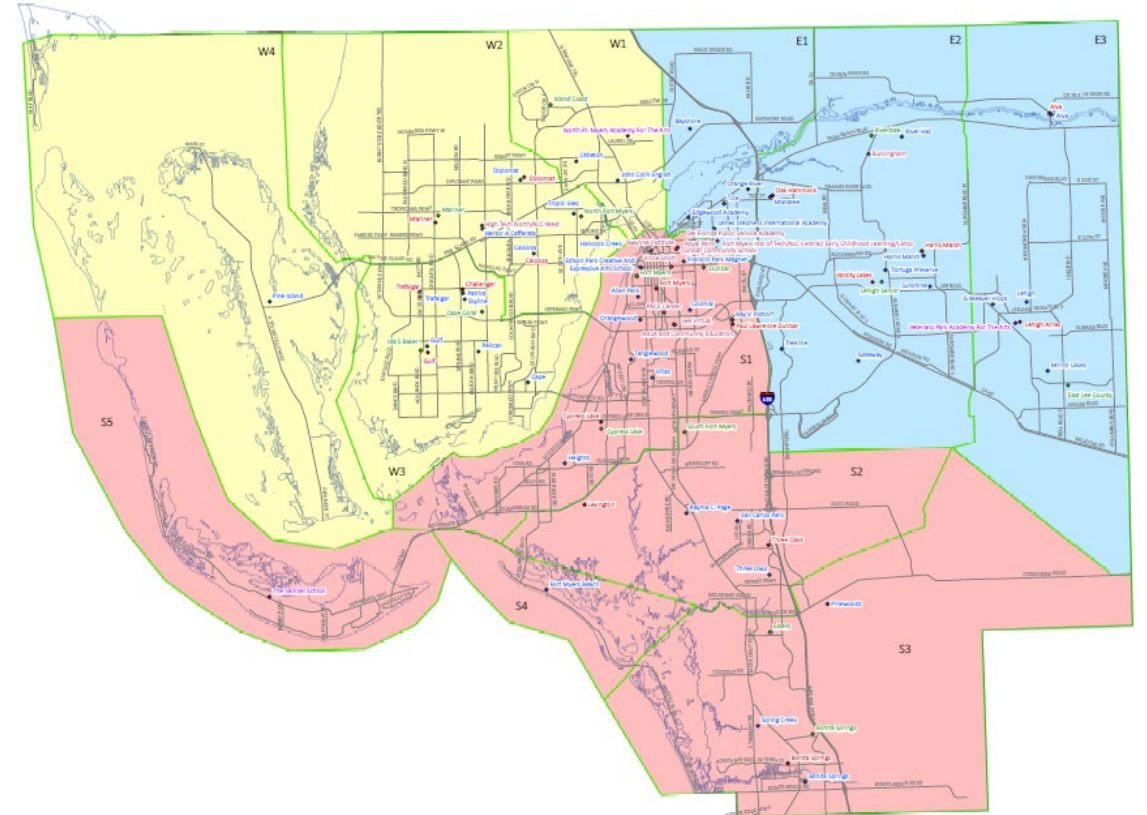
**Major projects > \$1M**



**Other projects**

# New Schools & Major Renovations

- ✓ **Gateway High School (MMM)**
  - New school in the East Zone
- ✓ **MM Middle School**
  - New school in the East Zone
- ✓ **K & NN PreK - 8 School**



# Gateway High School – Project Update

- ✓ **Scheduled to open August 2021**
  - Adds 2139 student stations
- ✓ **Total project cost: \$98,193,950**
  - Guaranteed Maximum Price
  - Phase 1 Design - completed on time within budget
  - Phase 2 Construction - in progress
- ✓ **FY21 Sales Tax Funds**
  - Debt service \$7,250,000
  - Payments occur twice annually







Royal Palm Entry



Track Curbing



Bleacher & Press Box

## SITE WORK

### Sports Fields/Concession/Dugouts

- ◆ Lift Station complete.
- ◆ Royal Palms planted at main entrance.
- ◆ Sod is installed.
- ◆ Sidewalks & permanent paving is ongoing.
- ◆ Sports fields are sprigged.
- ◆ Press box and bleachers are complete.
- ◆ Beach Volleyball pit is complete.

## Building "A" Administration/Educational

- Finishing touches are being completed throughout the building.
- CenturyLink connections are ongoing.
- Test & Balance/HVAC Commission will begin the end of November and be completed by January 4, 2021.



## Building "B" Cafeteria/Gym

- **Gym**
- Bleachers & Gym Floor are installed.
- Basketball equipment is up.
- Tile is complete.
- Sound panels are hung.
- **Cafeteria/Kitchen**
- Flooring & Tile completed.
- Equipment is being installed.
- Sound panels are hung.



## Building "C" Theater/Music/Art

- Installation of HVAC Ductwork is ongoing.
- Air Handling Unit (AHU) installation and exterior painting is complete.
- Ceiling and Ductwork getting final coat of black paint.



# MM Middle School – Project Update



LCSD MM MIDDLE SCHOOL - LEHIGH ACRES  
NOVEMBER 13, 2020

- ✓ **Scheduled to open August 2021**
  - Adds 1345 student stations
- ✓ **Total project cost: \$54,244,892**
  - Phase 1 – Design – completed on time and within budget
  - Phase 2 - Construction - in progress
- ✓ **FY21 Sales Tax Funding**
  - Phase 1 Cost - \$3,842,495
  - FY21 Sales Tax Budget - \$7,020,000



LCSD MM MIDDLE SCHOOL - LEHIGH ACRES  
NOVEMBER 13, 2020

## *Opens August 2021*

- All roofs have been dried in and prepared for cap sheets.
- Windows are being installed.
- Mechanical rough-ins are ongoing in all buildings.

# K & NN Pre-K – 8 School – Project Update

- Contracts for Architect / Construction Manager / Building Official will be merged into a singular project location and funding line.
- District has received schematic design drawings, and has entered the design phase.
- Project location is on Three Oaks Parkway in Estero, Florida.
- School is anticipated to be opened in August 2023.
- FY21 budgeted in Impact Fees.
- FY23-24 will be budgeted in sales tax through debt service.



# Roofing Projects >\$1M – Status Update

Status	Sales Tax Funded Projects	Total Project Cost	Expenditure to date	Original Start/ End dates	Adjustments (if any)	Notes
	Cypress Lake High	\$4,963,419	\$1,162,058	7/2019 - 6/2020	7/2020 - 6/2021	Auditorium, Gymnasium, ROTC Building and Football Field Concession complete. Kitchen, Cafeteria, and old shop area have been torn off, dried in, and are in the process of re-insulating and new cap sheet. Expenses span FY20 & FY21.
	G Weaver Hipps	\$1,156,399	\$1,156,399	7/2019 - 6/2020	7/2019 - 8/2020	Complete. Expenses span FY20 & FY21.
	North Fort Myers High	\$3,556,644	\$1,568,856	7/2019 - 6/2020	7/2020 - 6/2021	Cafeteria and Auditorium are complete. Now working on second section of classrooms. 25% overall completed with the project. Expenses span FY20 & FY21.

# HVAC Projects >\$1M – Status Update

Status	Sales Tax Funded Projects	Total Project Cost	Expenditure to date	Original Start/ End dates	Adjustments (if any)	Notes
	Cape Coral Elementary	\$3,200,387	\$155,320	7/2019 - 6/2020	12/2019 - 6/2021	<p><b>Building #2:</b> Condensing units relocated; new Chiller pad poured; Electrical &amp; Mechanical room renovations underway; and new Chiller installed during Christmas break.</p> <p><b>Building #15:</b> Underground Chill Water lines installed; relocating condensing units; new Chiller pad is scheduled for pour; new Chiller to arrive and be set during Christmas break; and new Air Handling Unit (AHU) to be installed during Christmas break.</p>
	Fort Myers High	\$7,307,695	\$1,181,115	7/2019 - 6/2020	12/2019 - 6/2021	Centralized Energy Plant wall complete. Chill Water lines in classrooms ongoing. Locker Room and Gym Concession Condensing Unit install. CMU Tower foundations in progress. Tower 1 Replacement on December 10, 2020. Expenses span FY20 & FY21.
	Ida S. Baker High	\$3,116,023	\$2,259,457	7/2019 - 6/2021		Punch list 90% complete and closeout documents in progress. Expenses span FY20 & FY21.

# Other Construction Projects >\$1M – Status Update

Status	Sales Tax Funded Projects	Total Project Cost	Expenditure to date	Original Start/ End dates	Adjustments (if any)	Notes
	Fort Myers Technical College Remodel	\$3,000,000	\$1,192	7/2020 - 6/2023		Total cost anticipated to be \$10 million spread through FY23. FY21 budget includes planning and design.
	James Stephens PreK Remodel	\$2,000,000	\$1,214,304	7/2020- 6/2021		Project nearing completion.
	Riverdale High Remodel	\$3,200,000	\$1,181	7/2020 - 6/2024		Total cost anticipated to be \$40M over multiple years. Cost to be shared between sales tax and capital millage. 1 <sup>st</sup> year funding is sales tax



# Other Significant Projects

(as of December 7, 2020)

- ✓ **Safety Improvements \$26,094,230**
- ✓ **Technology \$25,496,043**
  - ✓ School Technology Retrofit/Refresh
  - ✓ Modernized A/V Systems
- ✓ **Maintenance \$9,258,256**
  - ✓ Cabinet replacement projects
  - ✓ Electrical and lighting upgrades
  - ✓ Elevator Repair/Replacement

# Maintenance Project Details

(as of December 15, 2020)

## •Cabinet Replacement Projects

- Colonial Elementary School
  - Project 18.3% Complete & Target Completion Date is: week of June 7, 2021
- Edgewood Elementary School
  - Project 36.6% Complete & Target Completion Date is: week of June 14, 2021
- San Carlos Park Elementary
  - Project 0% Complete & Target Completion Date is: week of August 2, 2021

## •Electrical and Lighting Upgrades

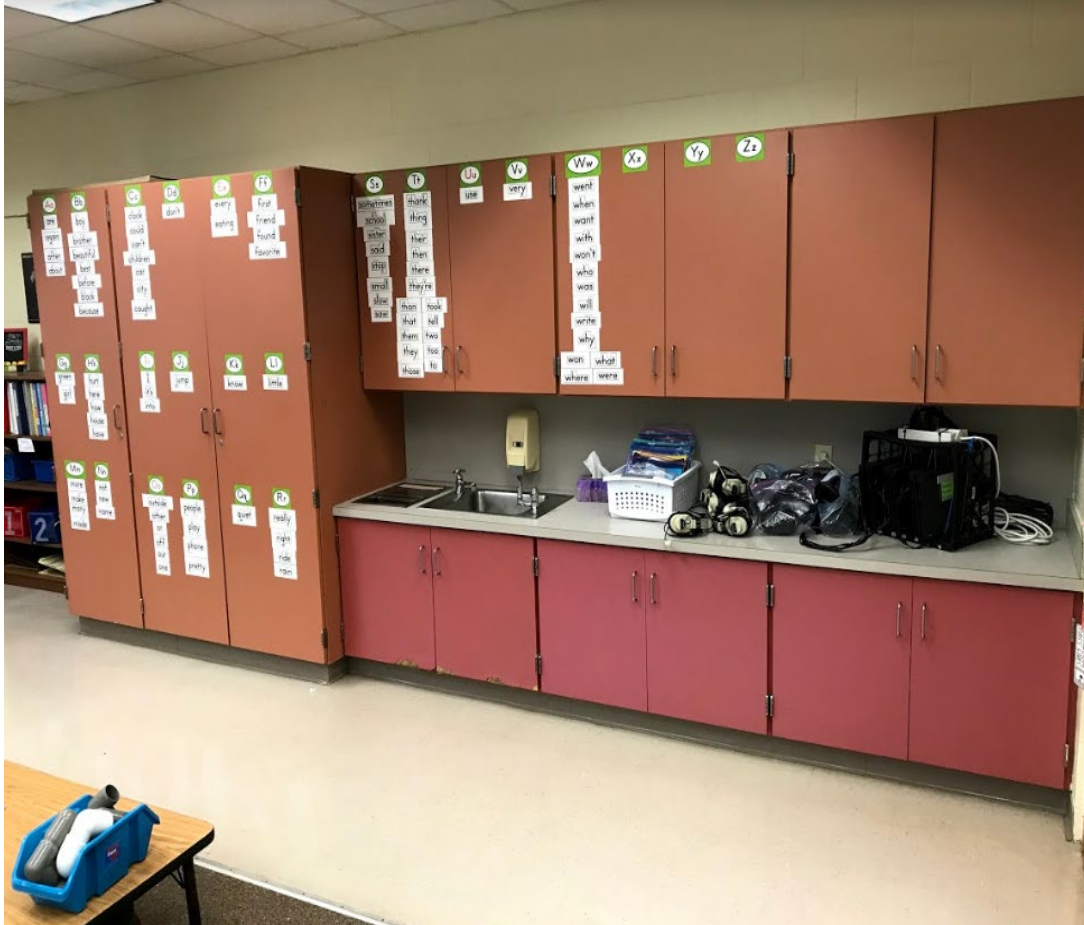
- Currently obtaining project estimates.

## •Elevator Repair/Replacement

- Scope of work prepared and preliminary project estimates obtained.
- Next step is to prepare/obtain work authorization.

# Cabinet Replacement Projects - Colonial Elementary

(Before Conditions)



- Existing cabinets exceed life expectancy of 20 years and they are deteriorating, falling apart and have termite damage.
- Formica is chipped in multiple areas and are a safety concern.

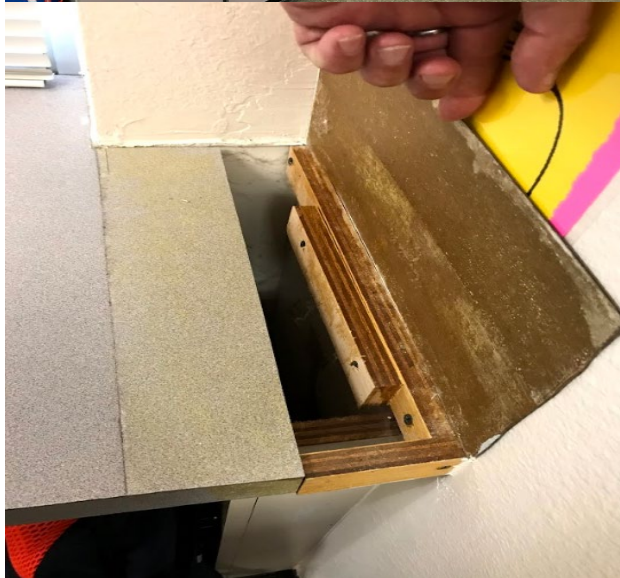
# Cabinet Replacement Projects - Colonial Elementary

(New Cabinets)



# Cabinet Replacement Projects - Edgewood Elementary

(Before Conditions)



- Existing cabinets exceed life expectancy of 20 years and they are deteriorating, falling apart and have termite damage.
- Formica is chipped in multiple areas and are a safety concern.

# Cabinet Replacement Projects - Edgewood Elementary

(New Cabinets)



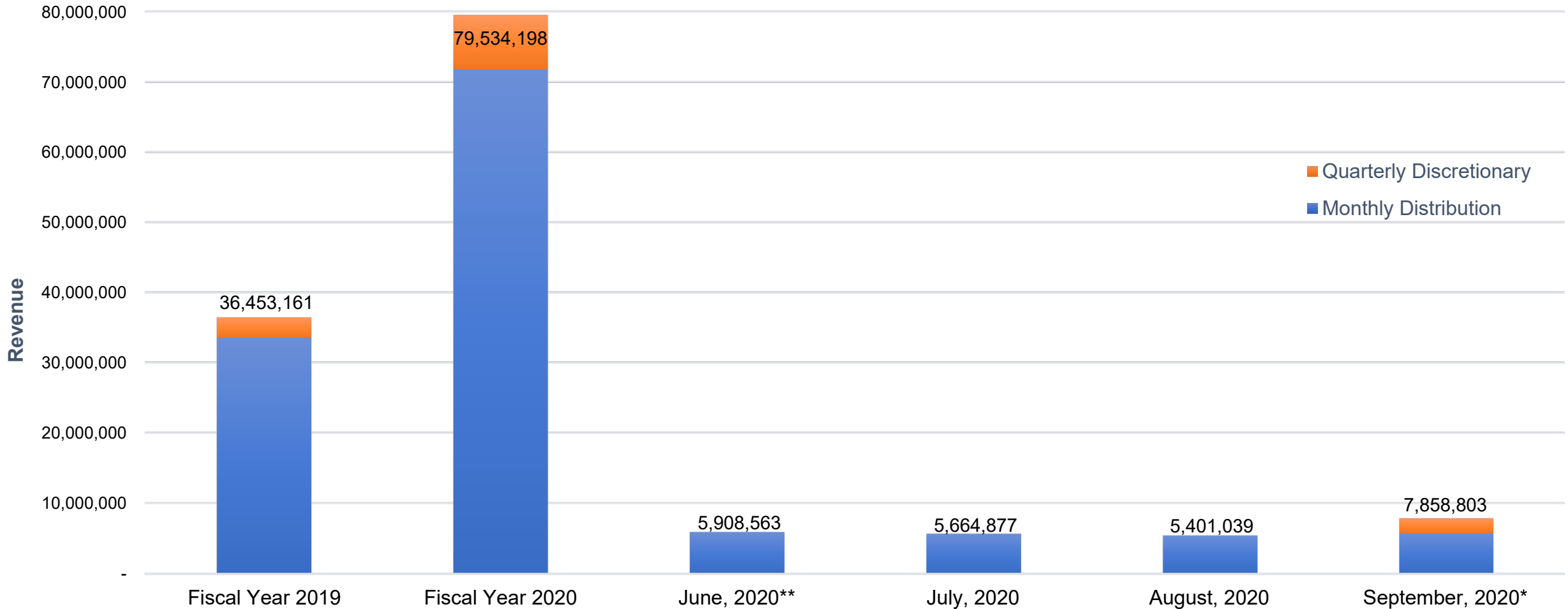
# Cabinet Replacement Projects - San Carlos Park Elementary

(Before Conditions)



- Existing cabinets exceed life expectancy of 20 years and they are deteriorating, falling apart and have termite damage.
- Formica is chipped in multiple areas and are a safety concern.

# Sales Tax Revenue by Fiscal Year and Month Earned as of 12/7/2020

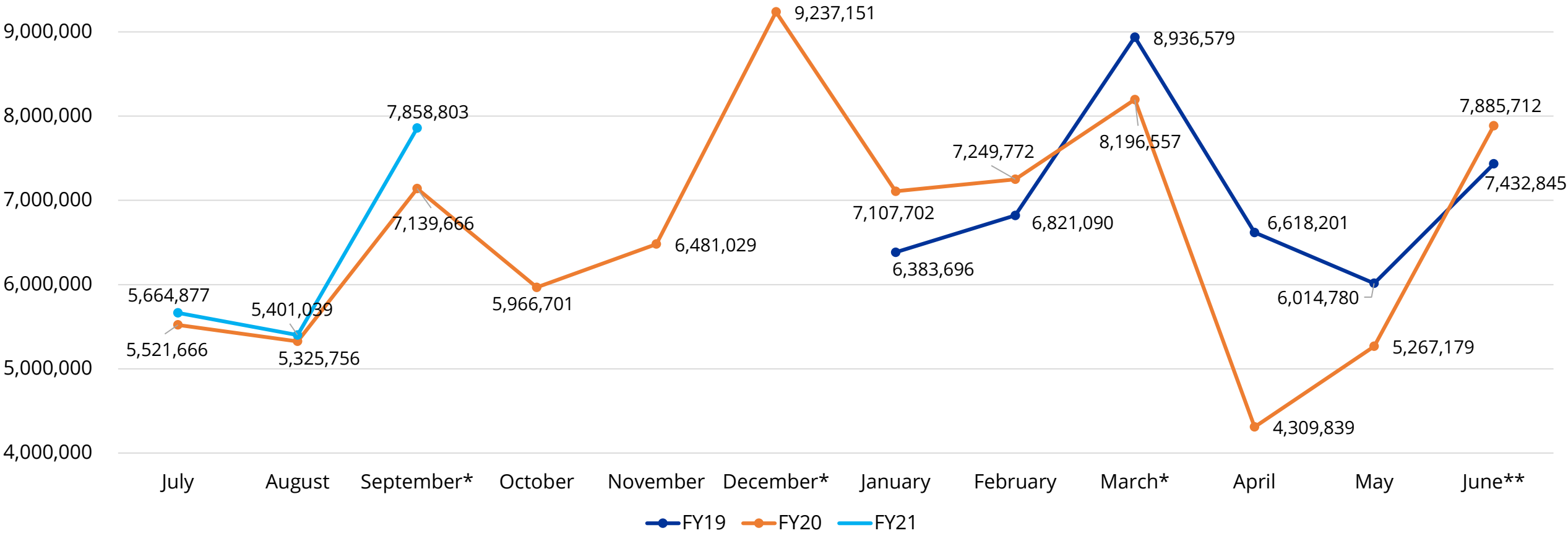


\*Includes Quarterly Discretionary

\*\*June quarterly discretionary recognized in prior FY due to accrual



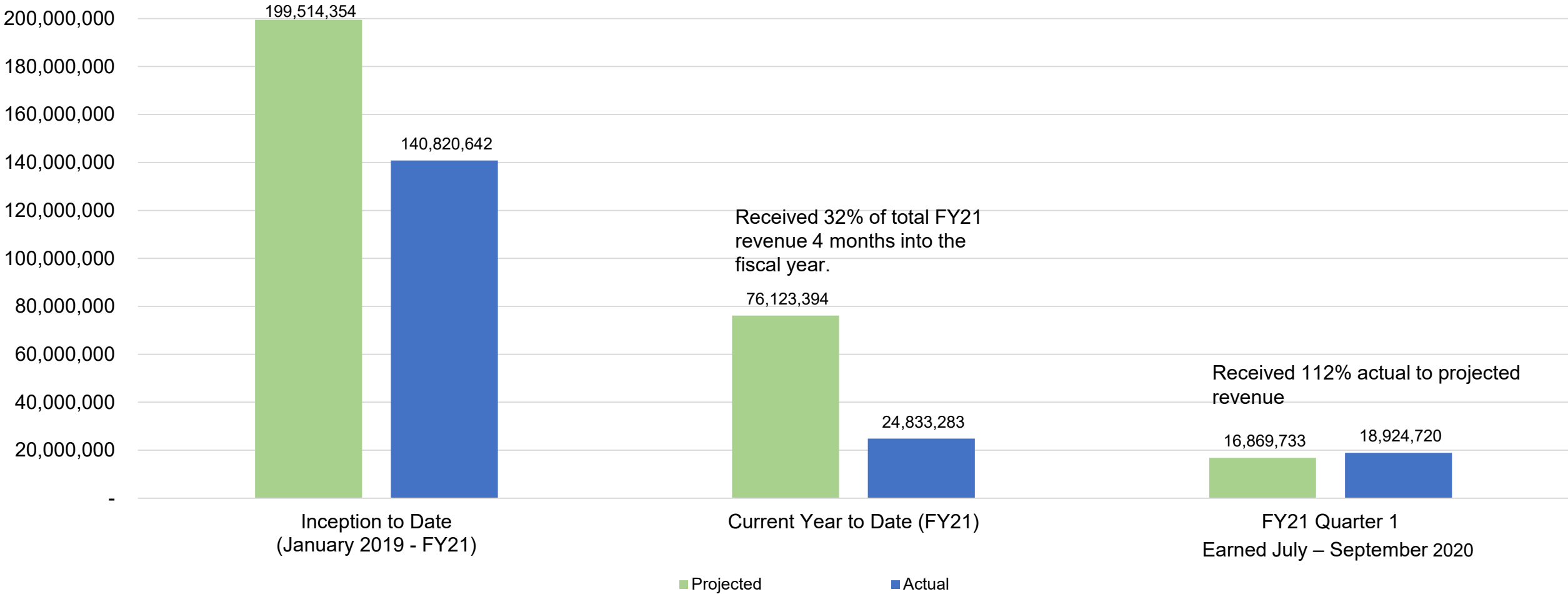
# Sales Tax Revenue – Year over Year by Month Earned Comparison



\*Includes Quarterly Discretionary

\*\*June represents quarterly discretionary and monthly collection that is recorded in two separate fiscal years. For example, revenue earned in June 2020 includes \$1,977,150 quarterly discretionary recorded in FY20 and \$5,908,563 monthly distribution in FY21. For illustration purposes, June is not separated by fiscal year.

# Revenue – Projections vs. Actual Collections as of 12/7/2020



# FY21 Projections to Actuals

Taxable Sales Month	Receipt Month	FY20 Revenue	FY21 Projected	FY21 Revenue	Difference	% Difference
June	August	5,754,030.18	5,908,563.00	5,908,562.71		
July	September	5,521,666.49	5,072,220.00	5,664,877.30	592,657.10	12%
August	October	5,325,755.74	5,105,331.00	5,401,039.48	295,708.09	6%
July – September	November	1,769,471.61	1,500,000.00	2,134,487.24	634,487.24	42%
September	November	5,370,194.09	5,192,182.00	5,724,316.24	532,134.54	10%
October	December	5,966,700.94	5,490,253.00			
November	January	6,481,029.24	5,709,278.00			
October-December	February	1,872,671.84	1,600,000.00			
December	February	7,364,479.38	6,094,484.00			
January	March	7,107,701.73	6,217,398.00			
February	April	7,249,771.95	6,402,094.00			
March	May	6,074,066.11	6,590,345.00			
January – March	May	2,122,490.74	1,700,000.00			
April	June	4,309,838.51	6,046,793.00			
May	July	5,267,179.43	5,694,453.00			
April - June	August	1,977,149.60	1,800,000.00			
		79,534,197.58	76,123,394.00	24,833,282.97	2,054,986.97	

# Discussion

## Proposed Motions & Votes

- ✓ **Related to Financials**
- ✓ **Related to Projects**