



Independent Sales Surtax Oversight Committee Meeting (ISSOC)

March 25, 2021



PERSONAL | PASSIONATE | PROGRESSIVE

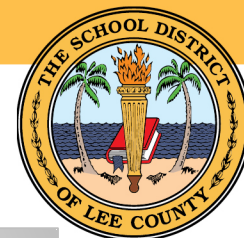
Agenda

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

Meeting Administration

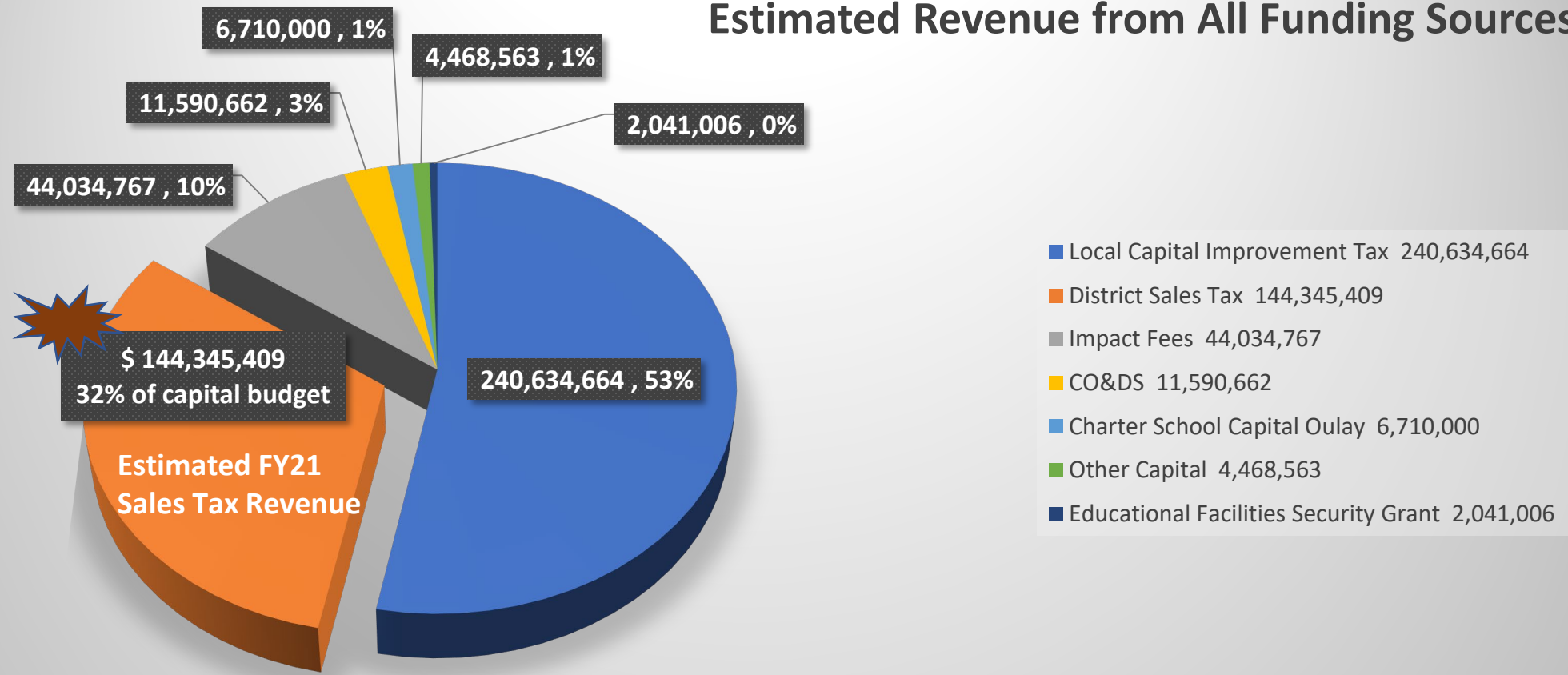
- ✓ **Welcome and Roll Call**
- ✓ **Approval of Prior Meeting Minutes**
- ✓ **Public Comment**
- ✓ **Election of New Officers**





FY21 Capital Budget - \$453.8M

Estimated Revenue from All Funding Sources

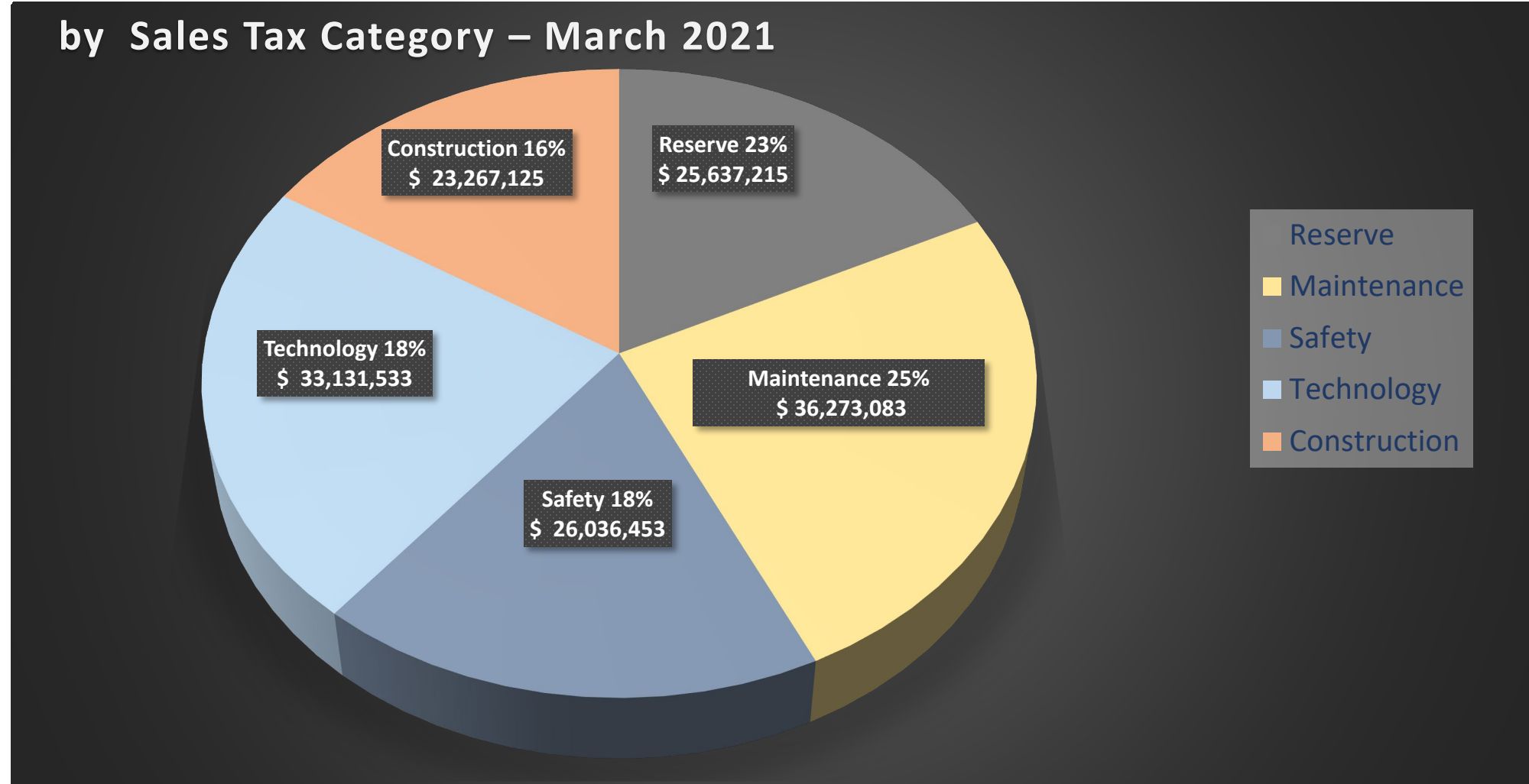


ISSOC focus - sales tax revenue & projects



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

by Sales Tax Category – March 2021



Construction includes debt service for new schools

Sales Tax Projects – Status Update

Categories of Projects



New schools and major renovations



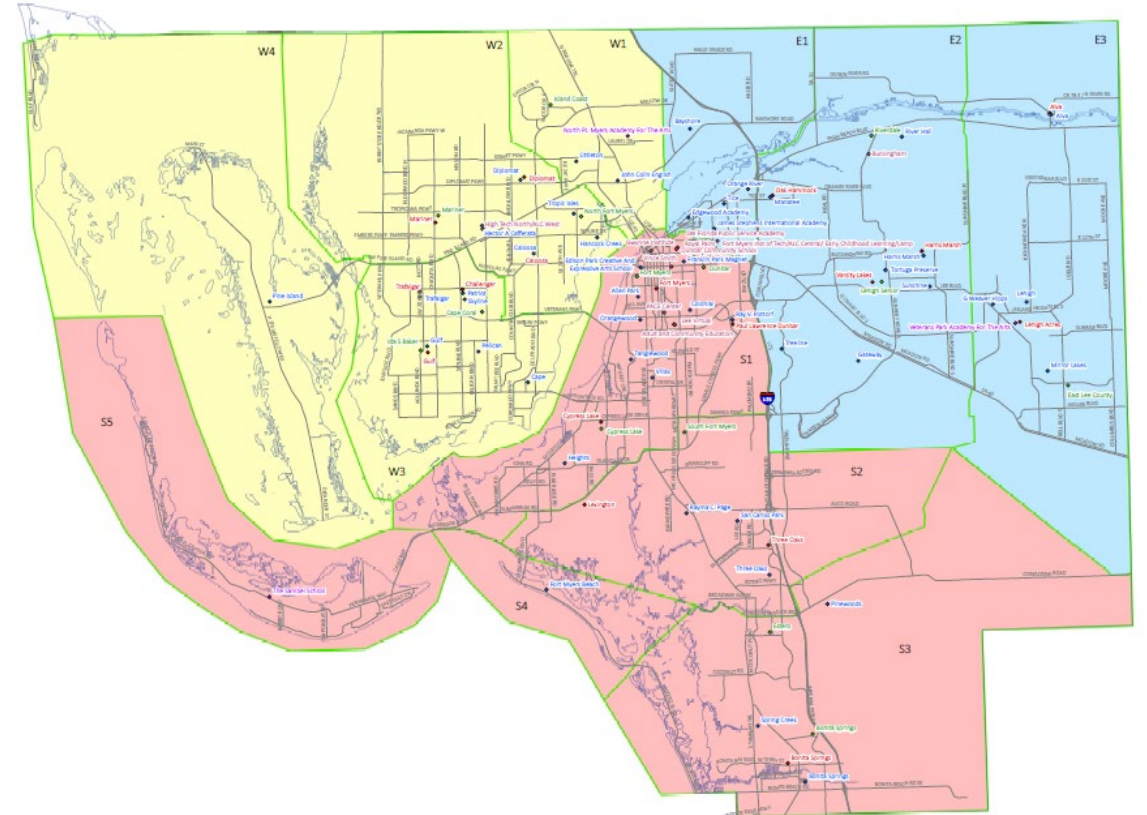
Major projects > \$1M



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

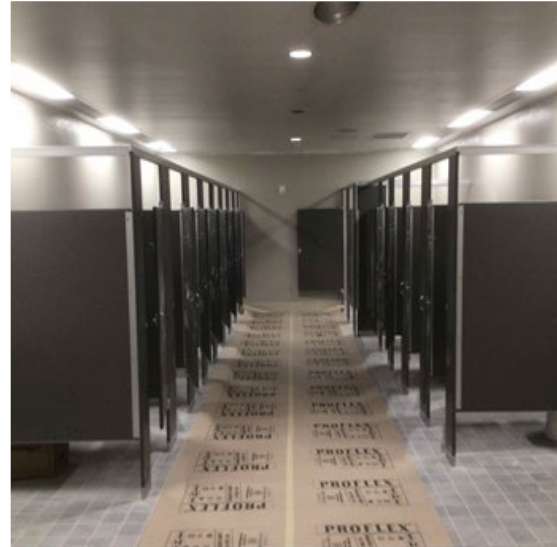


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Royal Palm Entry



Locker Room Stalls



Cafeteria



Kitchen

Building "A" Administration/Educational

- Minor punch list items being completed



Building "B" Cafeteria/Gym

- **Gym/Locker Rooms**
- Test and balance is 90% complete
- Punch list walk through will follow Building A
- **Cafeteria/Kitchen**
- Flooring & Tile completed.
- Equipment is being installed.
- Sound panels are hung.



Building "C" Theater/Music/Art

- Punch walk has begun
- Sports field grass is being groomed



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



Opens August 2021

- Substantial completion expected July, 2021
- Architect, Building Official, and Construction Manager contracts for addition have all been awarded

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

- Contracts for Architect / Construction Manager / Building Official 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	\$2,678,594	7/2019 - 6/2020	7/2020 - 6/2021	Substantial completion expected 5/21. 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. Came in under budget \$43,601
	North Fort Myers High	\$3,556,644	\$2,509,889	7/2019 - 6/2020	7/2020 - 6/2021	Project now 80% complete; substantial completion expected on 4/5/21.

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	\$1,309,939	7/2019 - 6/2020	12/2019 - 8/2021	<p>Buildings 1, 2, 4, 8, & 15</p> <ul style="list-style-type: none"> Complete core drills on exterior walls for chilled water piping. Installing piping inside building 8. Installing exterior chilled water piping 2/13-15/21. Installation of chiller yard fencing
	Fort Myers High	\$7,307,695	\$2,956,709	7/2019 - 6/2020	12/2019 - 2/2021	<ul style="list-style-type: none"> Chiller tower #3 was set on Friday, January 29th. All three chiller towers are connected to sanitary at catch basin. Electrical drives have been delivered. Conduit installed under tower to pumps. Delivery of Fan Coil Units is delayed until May. The team is working with manufacturers to expedite the delivery. Field house repairs are complete.
	Ida S. Baker					<p>Expenses span FY20 & FY21.</p> <p>Punch list 90% complete and closeout documents in</p>

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 complete. 12/31/20 obtained substantial 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 st year funding is sales tax

Cumulative Sales Tax Expense by School Level & Zone (as of February 2, 2021)

	Maintenance	Safety	Technology	Grand Total
Elementary	7,051,853.43	10,858,160.92	10,053,741.65	27,963,756.00
East	3,143,169.58	4,026,755.99	3,357,883.59	10,527,809.16
Island		169,333.77	142,999.02	312,332.79
South	2,509,066.39	3,601,825.94	2,895,061.13	9,005,953.46
West	1,399,617.46	3,060,245.22	3,657,797.91	8,117,660.59
High	14,801,849.37	9,605,899.36	3,059,025.09	27,466,773.82
East	2,277,372.03	2,688,617.73	1,813,457.40	6,779,447.16
South	5,950,554.41	4,287,040.24	1,237,872.29	11,475,466.94
West	6,573,922.93	2,630,241.39	7,695.40	9,211,859.72
K-8	2,584,049.77	1,467,746.93	145,022.26	4,196,818.96
East		531,056.65	41,981.74	573,038.39
Island	120,000.00	281,682.63	252.00	401,934.63
West	2,464,049.77	655,007.65	102,788.52	3,221,845.94
Middle	4,012,358.20	5,068,104.45	939,926.82	10,020,389.47
East	1,442,710.98	918,398.37	15,518.60	2,376,627.95
South	437,125.29	2,333,624.97	373,065.22	3,143,815.48
West	2,132,521.93	1,816,081.11	551,343.00	4,499,946.04
Other	1,871,296.86	1,811,410.79	83,282.94	3,765,990.59
Other	1,871,296.86	1,811,410.79	83,282.94	3,765,990.59
Grand Total	30,321,407.63	28,811,322.45	14,280,998.76	73,413,728.84

TOTAL BY LEVEL	89	% of Schools	% of Expense
Elementary Schools	45	51%	38%
Middle Schools	16	18%	14%
K-8 Schools	4	4%	6%
High Schools	15	17%	37%
Other Schools	9	10%	5%

TOTAL BY ZONE	89	% of Schools	% of Expense
East	25	28%	28%
South	27	30%	32%
West	25	28%	34%
Island	3	3%	1%
Other	9	10%	5%

Cumulative Sales Tax Expense by Age of School

(as of February 2, 2021)

	Maintenance	Safety	Technology	Grand Total
< 10 years	424,161.90	1,290,036.23	1,016,804.44	2,731,002.57
> 51 years	10,197,497.33	6,736,838.04	2,880,520.78	19,814,856.15
11 - 20 years	9,169,155.22	7,303,281.66	5,228,013.26	21,700,450.14
21 - 30 years	6,847,349.99	7,451,068.66	2,531,601.46	16,830,020.11
31 - 40 years	2,411,365.64	3,023,669.71	1,270,357.39	6,705,392.74
41 - 50 years	1,271,877.55	3,006,428.15	1,353,701.43	5,632,007.13
Grand Total	30,321,407.63	28,811,322.45	14,280,998.76	73,413,728.84

TOTAL BY AGE	89	% of Schools	% of Expense
< 10 years	6	7%	4%
11 - 20 years	26	29%	30%
21 - 30 years	18	20%	23%
31 - 40 years	12	13%	9%
41 - 50 years	6	7%	8%
> 51 years	21	24%	27%

Cumulative Sales Tax Expense by Age of School – Maintenance Only

(as of February 2, 2021)

	Maintenance
< 10 years	424,161.90
> 51 years	10,197,497.33
11 - 20 years	9,169,155.22
21 - 30 years	6,847,349.99
31 - 40 years	2,411,365.64
41 - 50 years	1,271,877.55
Grand Total	30,321,407.63

TOTAL BY AGE	89	% of Schools	% of Expense
< 10 years	6	7%	1%
11 - 20 years	26	29%	30%
21 - 30 years	18	20%	23%
31 - 40 years	12	13%	8%
41 - 50 years	6	7%	4%
> 51 years	21	24%	34%

Other Significant Projects

(as of March 19, 2021)

- ✓ **Safety Improvements \$26,036,453**
- ✓ **Technology \$33,131,533**
 - ✓ School Technology Retrofit/Refresh
- ✓ **Maintenance \$36,273,083**
 - ✓ Cabinet replacement projects
 - ✓ Electrical and lighting upgrades
 - ✓ Elevator Repair/Replacement

Maintenance Project Details

(as of March 18, 2021)

- **Cabinet Replacement Projects**
 - **Colonial Elementary School**
 - **Project 95% Complete & Target Completion Date is: week of June 7, 2021**
 - **Edgewood Elementary School**
 - **Project 97% 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**

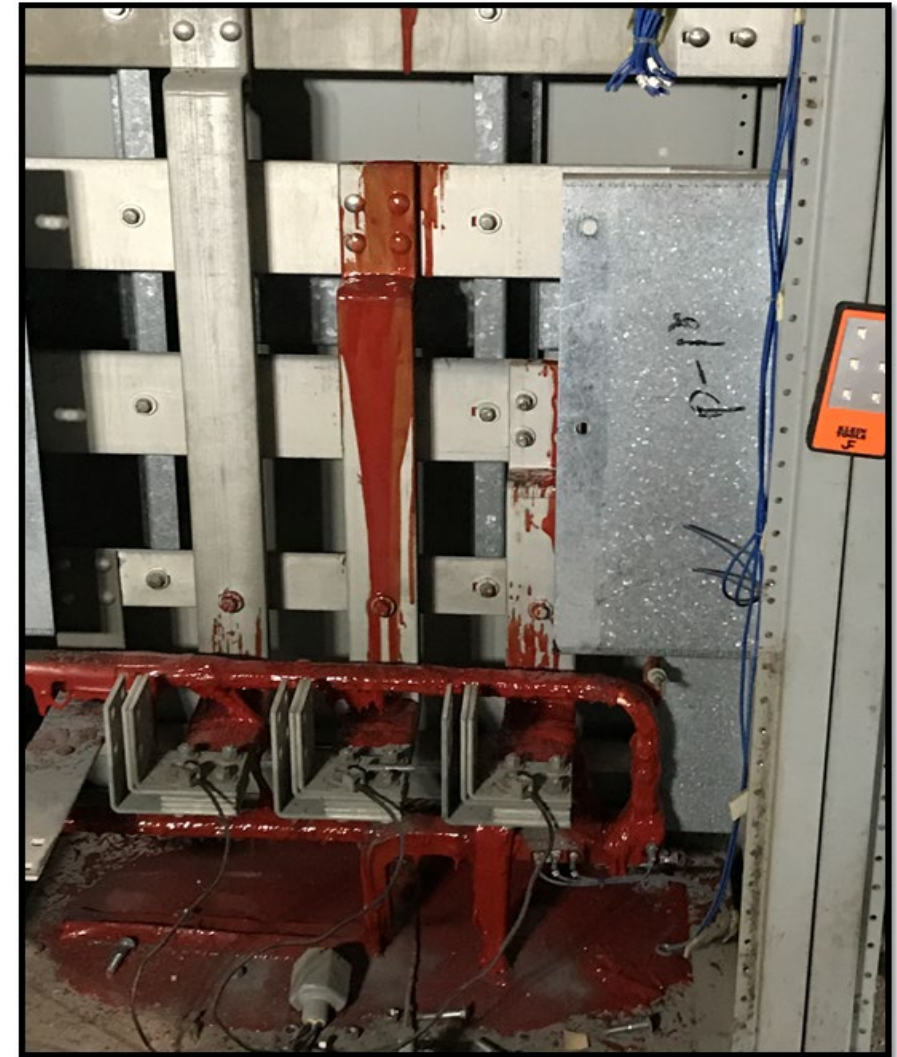
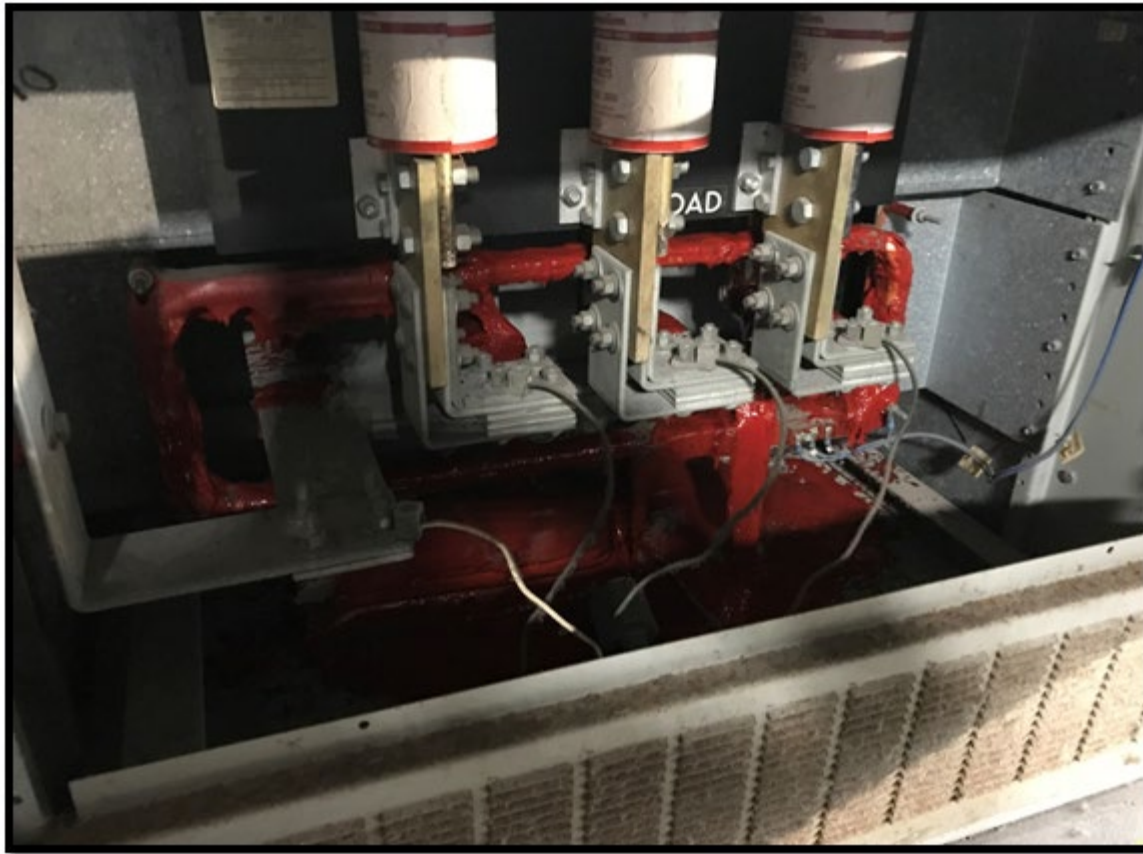
Switchgear Upgrade Projects

- **Electrical (Switchgear) Upgrades**

- A complete switchgear change-out requires a full week of work and precise coordination with the contractor, school staff, the respective power company and Maintenance personnel.
- Schools are scheduled as follows:
 - ***Skyline Elementary: Began March, 12, 2021***
 - Tropic Isles Elementary: Start date is July 26, 2021
 - Villas Elementary: Start date is July 17, 2021
 - Orange River Elementary: Start date is July 9, 2021
 - Riverdale High Schools: Start date is June 28, 2021
 - Trafalgar Elementary School: Start date is June 21, 2021

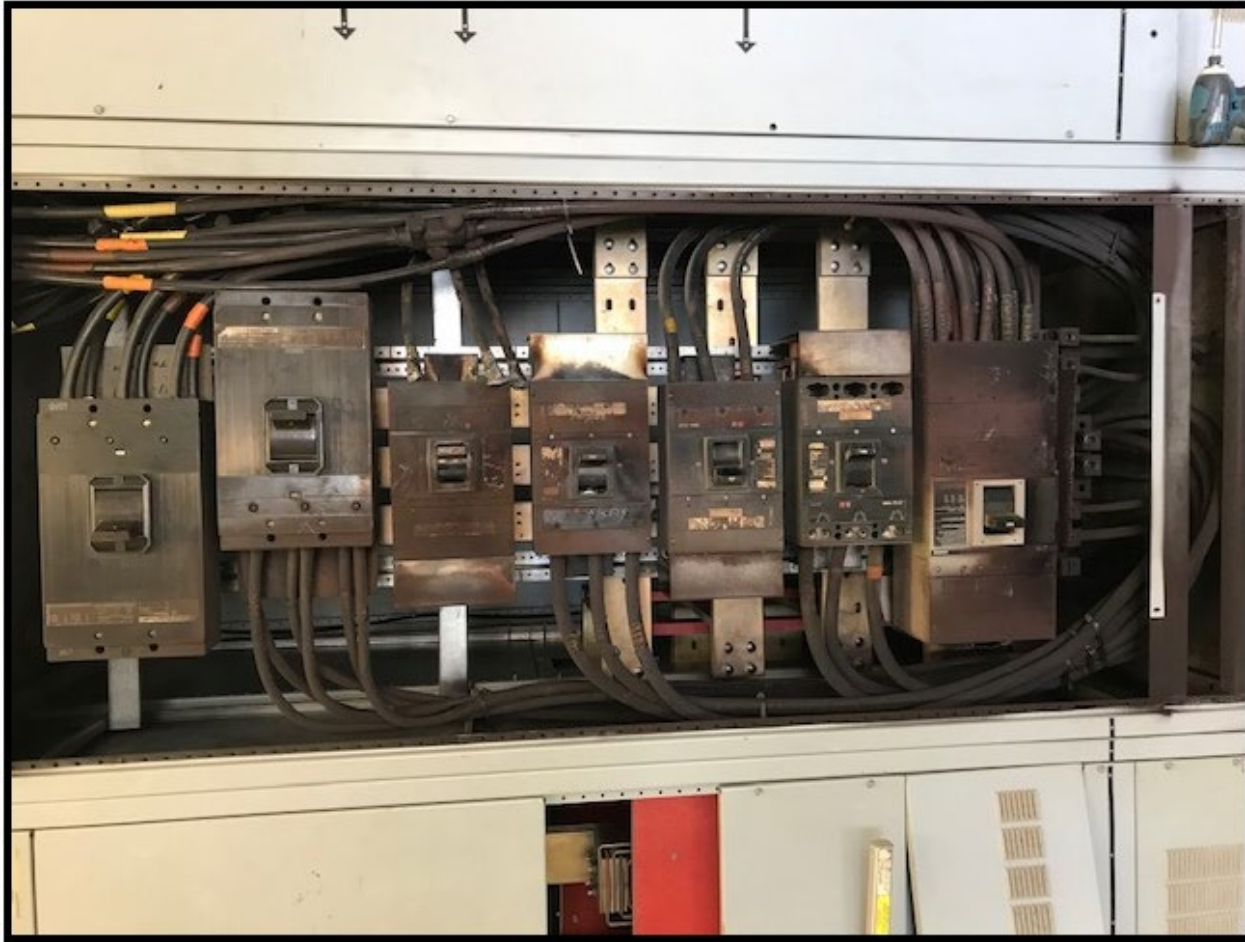
Switchgear Upgrade Projects

(Melted System)



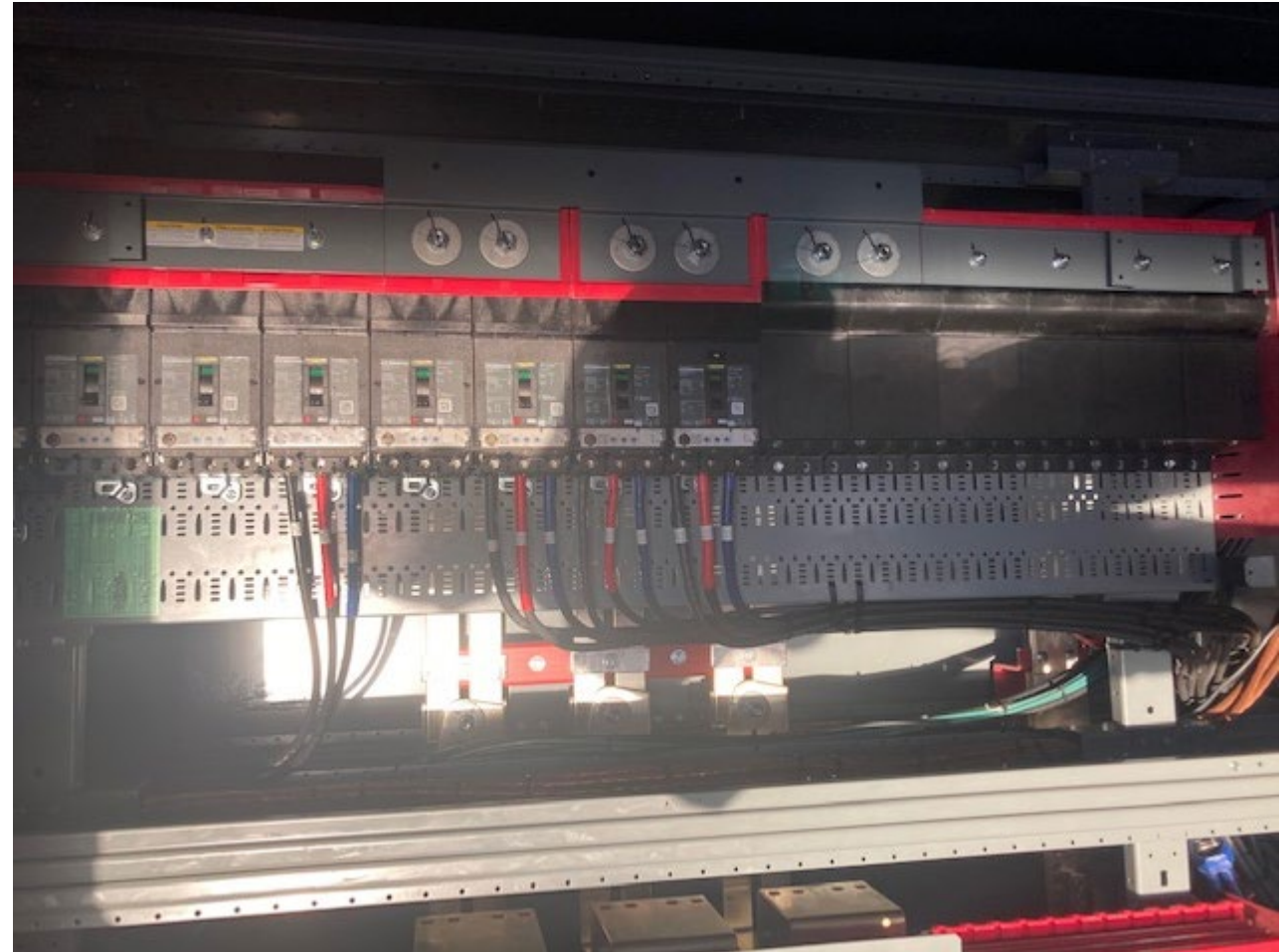
Switchgear Upgrade Projects cont.

(Burnt Components of Switchgear System)



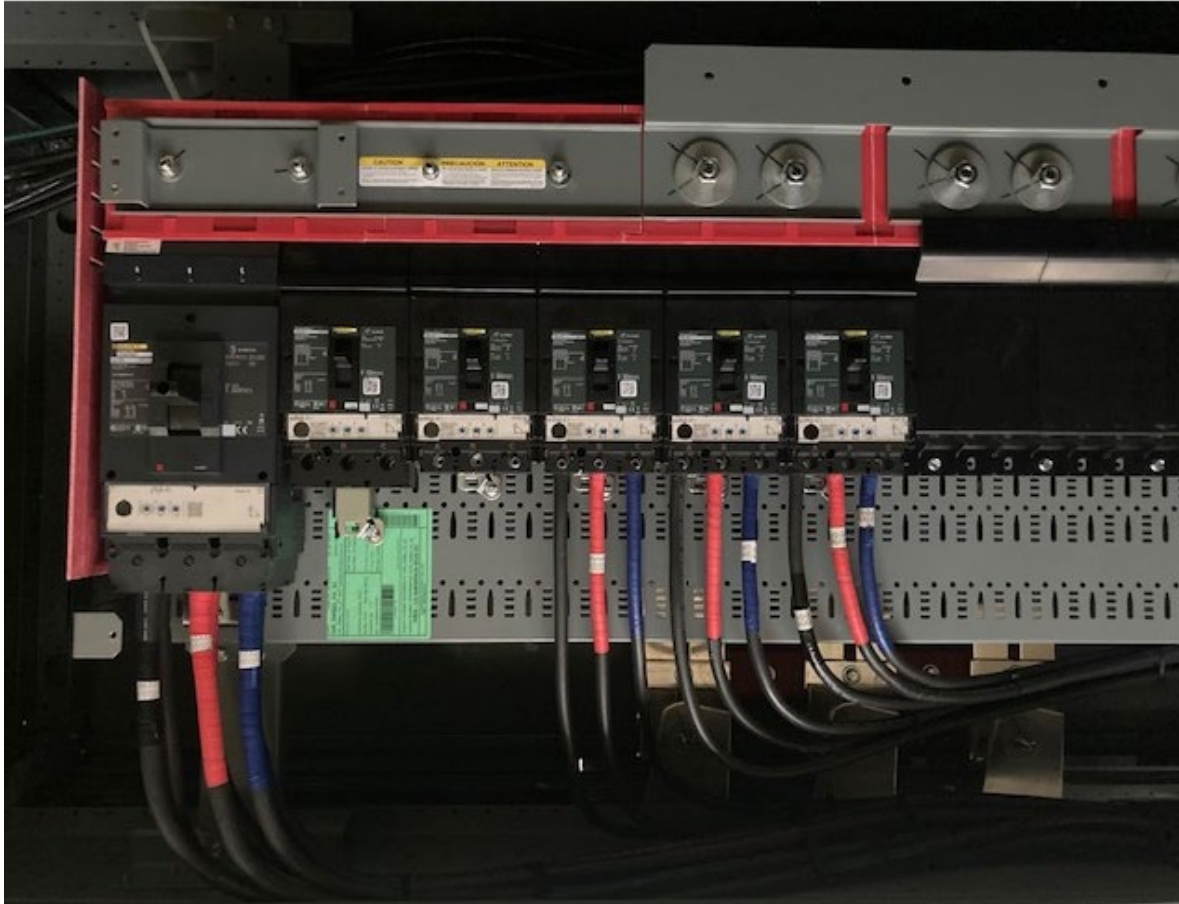
Switchgear Upgrade Project - Skyline Elementary

(After replacement)



Switchgear Upgrade Project - Skyline Elementary

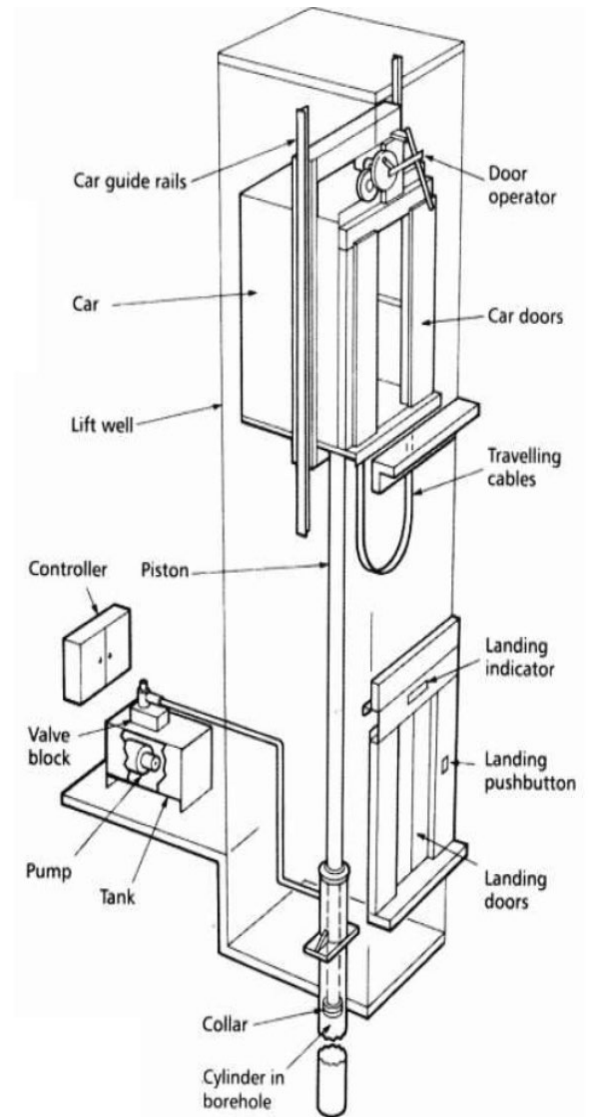
(After replacement cont.)



Elevator Project - Tice Elementary

• Elevator Repair/Replacement

- Changing from a double to a single piston with all new and non-proprietary components and materials.
- Work encompasses:
 - Removal of the existing pump and tank assembly and installation of a new unit. A flush and fill, with new hydraulic oil, will also be done.
 - Cutting of existing floor pit slab and core drill to necessary depth in order to convert from a 2 piston to 1 piston system.
 - Removal and replacement of elevator guide shoes.
- This work, in addition to other steps, will ensure a smooth and vibration free elevator ride.
- Currently, the elevator is constantly getting stuck and could cause a major safety issue.



Elevator Project - Tice Elementary

(Before)



Elevator Project - Tice Elementary

(Before)



Cabinet Replacement Projects - Colonial Elementary

(Before Conditions)



- Water damage behind cabinets in Art Room (potential health risk)
- Existing cabinets exceed life expectancy of 20 years and they are deteriorating, falling apart and have termite damage.

Cabinet Replacement Projects - Colonial Elementary

(Before)



Cabinet Replacement Projects - Edgewood Elementary

(Before Conditions)



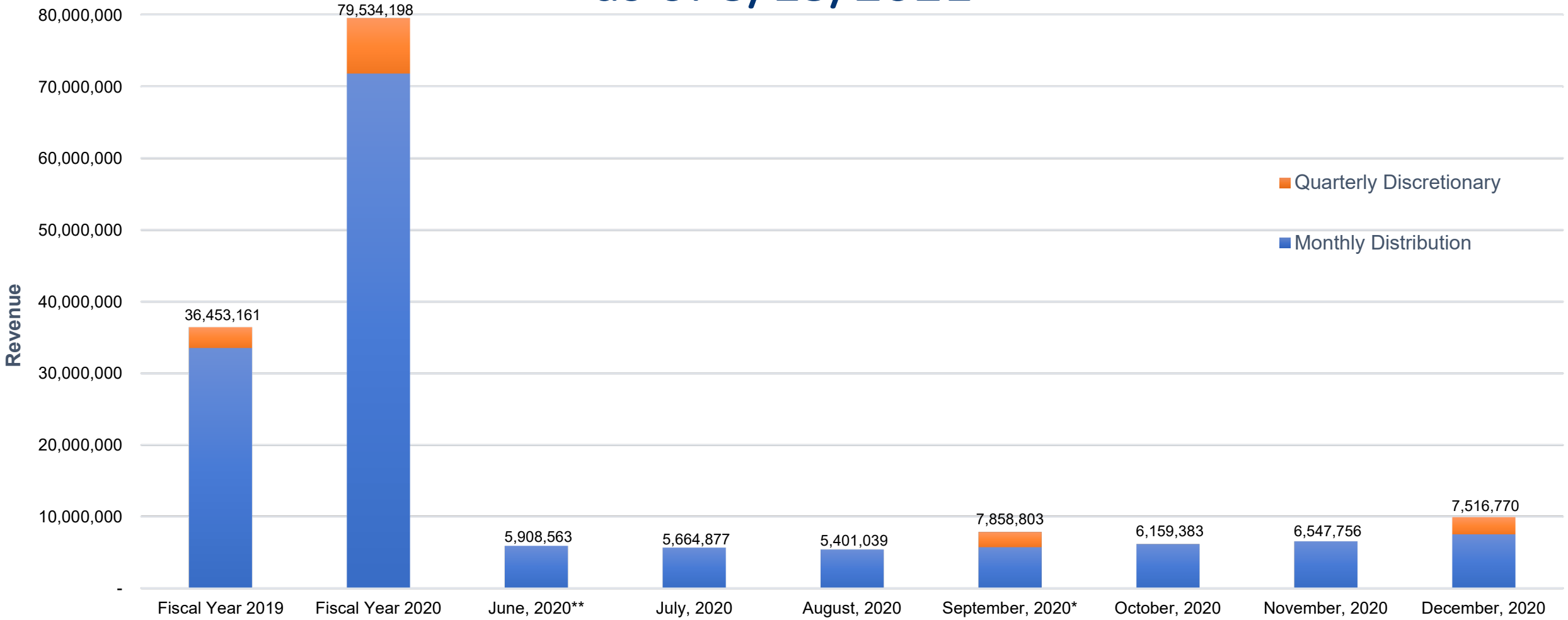
- Existing cabinets exceed life expectancy of 20 years and they are deteriorating, falling apart and have termite damage.
- Formica is chipped in multiple areas and some doors will not close properly, these issues are a safety concern.

Cabinet Replacement Projects - Edgewood Elementary

(New Cabinets)



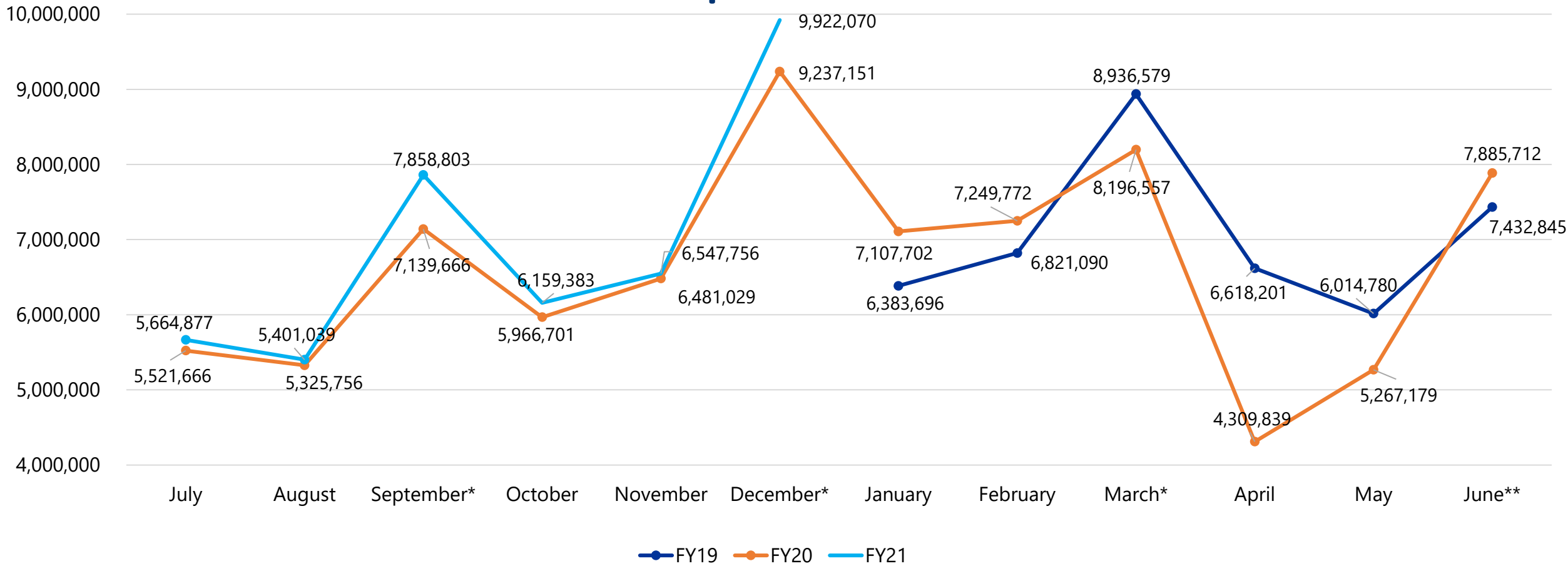
Sales Tax Revenue by Fiscal Year and Month Earned as of 3/15/2021



*Includes Quarterly Discretionary

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

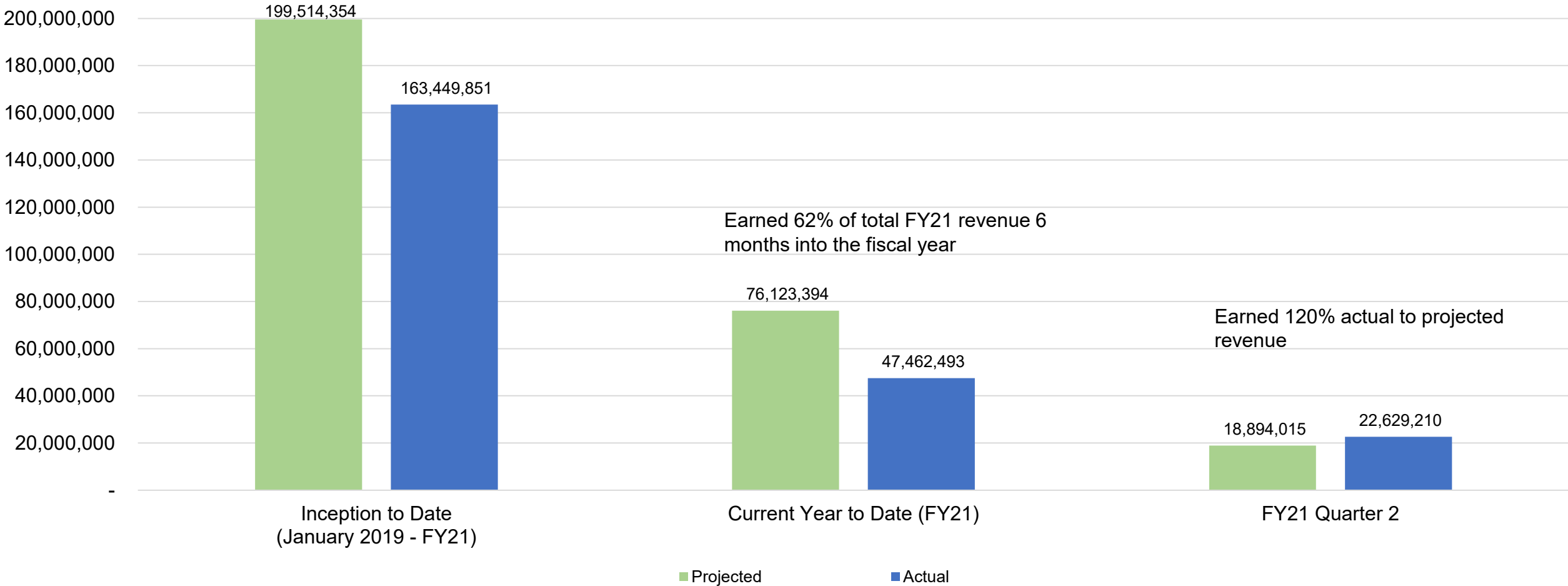
Sales Tax Revenue – Year over Year by Month Earned Comparison



*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 03/15/2021



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	6,159,383.36	669,130.36	12%
November	January	6,481,029.24	5,709,278.00	6,547,756.36	838,478.36	15%
October-December	February	1,872,671.84	1,600,000.00	2,405,300.61	805,300.61	50%
December	February	7,364,479.38	6,094,484.00	7,516,769.55	1,422,285.55	23%
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	47,462,492.85	5,790,182.14	

Discussion

Proposed Motions & Votes

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