



# Independent Sales Surtax Oversight Committee Meeting (ISSOC)

December 2, 2021



**PERSONAL | PASSIONATE | PROGRESSIVE**

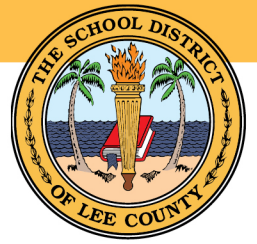
# Agenda

- ✓ **Meeting Administration**
  - **Welcome and Roll Call**
  - **Welcome New Committee Members**
  - **Schedule of 2022 Meeting Dates**
  - **Approval of Prior Meeting Minutes**
  - **Public Comment**
- ✓ **Sales Tax Communication Update**
- ✓ **AAAA Expenses**
- ✓ **Review of Sales Tax Funded Projects**
- ✓ **Revenue Collections and Projections**
- ✓ **Financial Report Review**
- ✓ **Motions and Votes**
- ✓ **Member Comments**

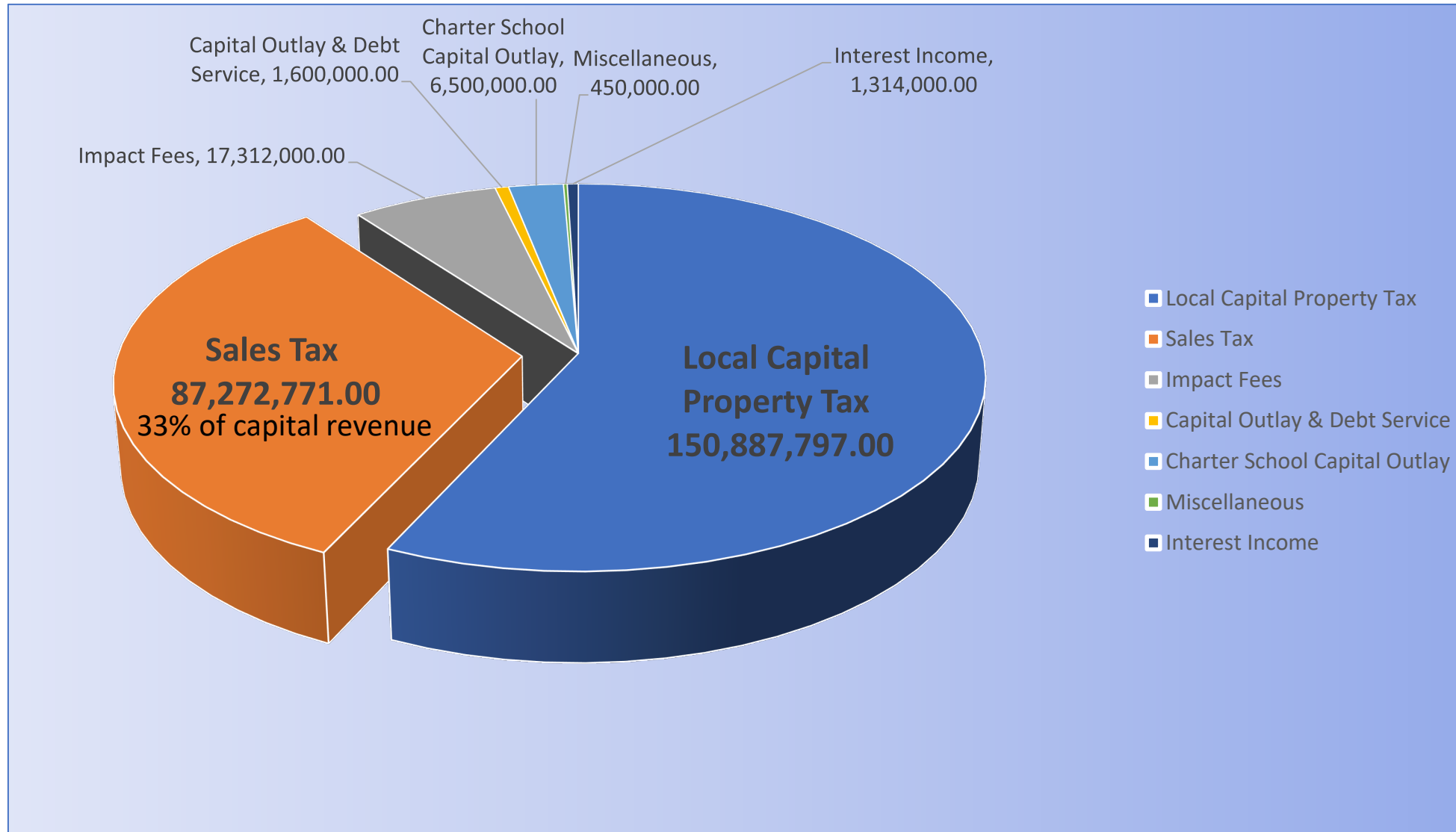
# Meeting Administration

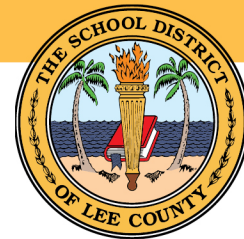
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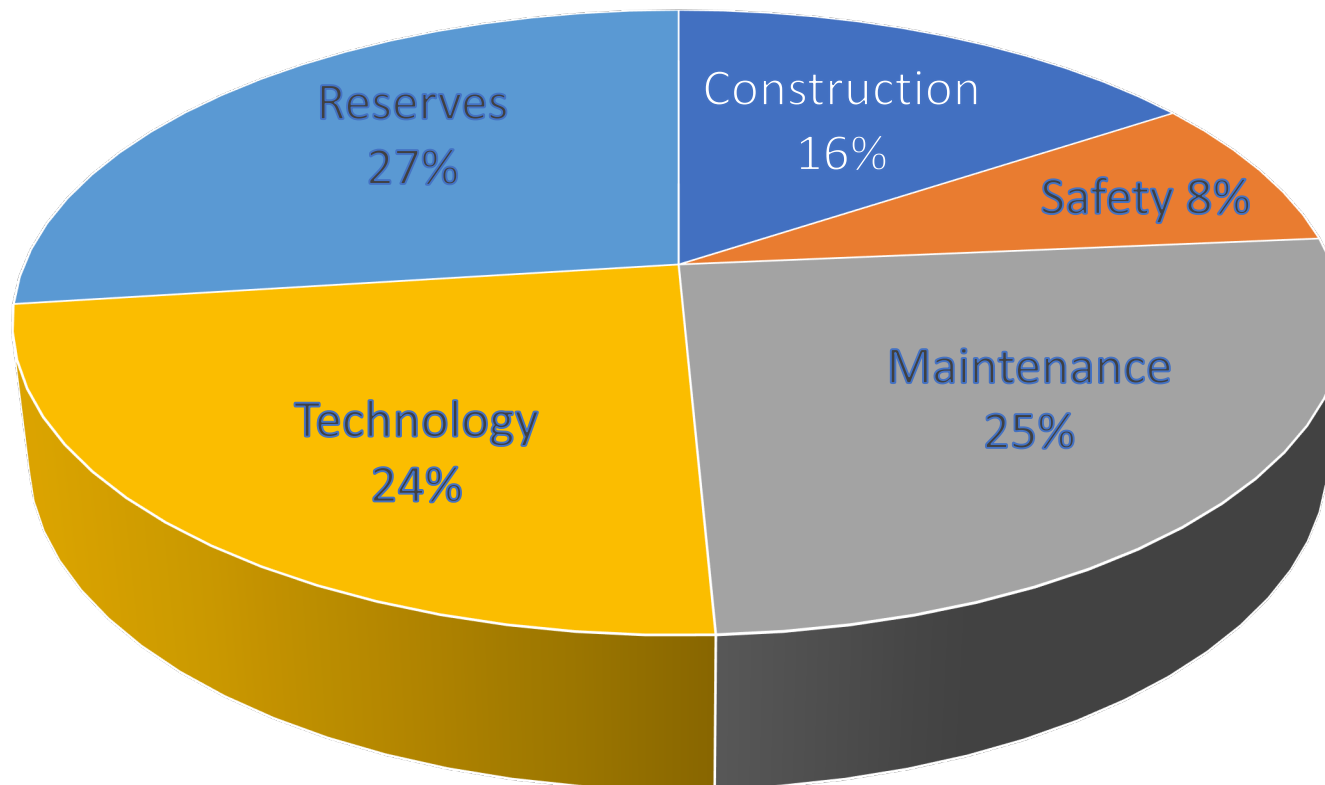
# FY22 Capital Revenue - \$265.3M





# FY22 Sales Tax Budget - \$159,868,811

by Sales Tax Category – December 2021



■ Construction ■ Safety ■ Maintenance ■ Technology ■ Reserves

Construction includes debt service for new schools

# Sales Tax Projects – Status Update

## Categories of Projects



**New schools and  
major renovations**



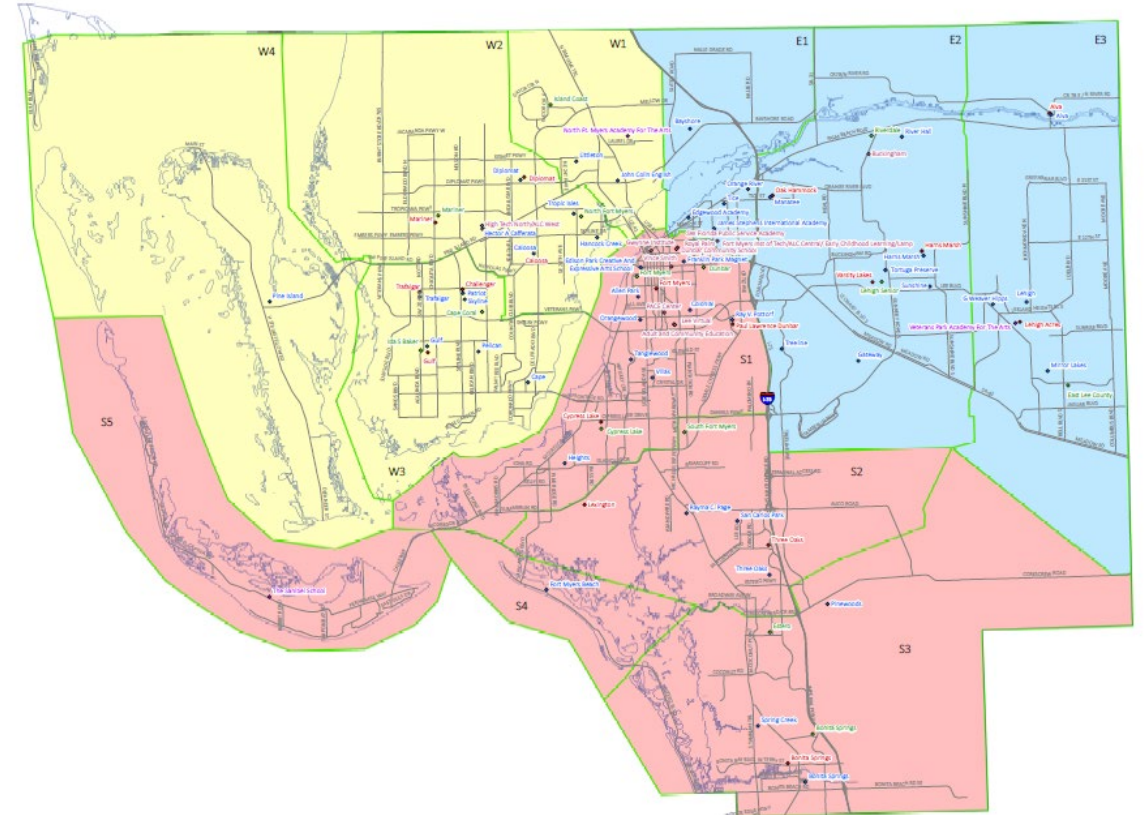
**Major projects > \$1M**



**Other projects**

# New Schools & Major Renovations

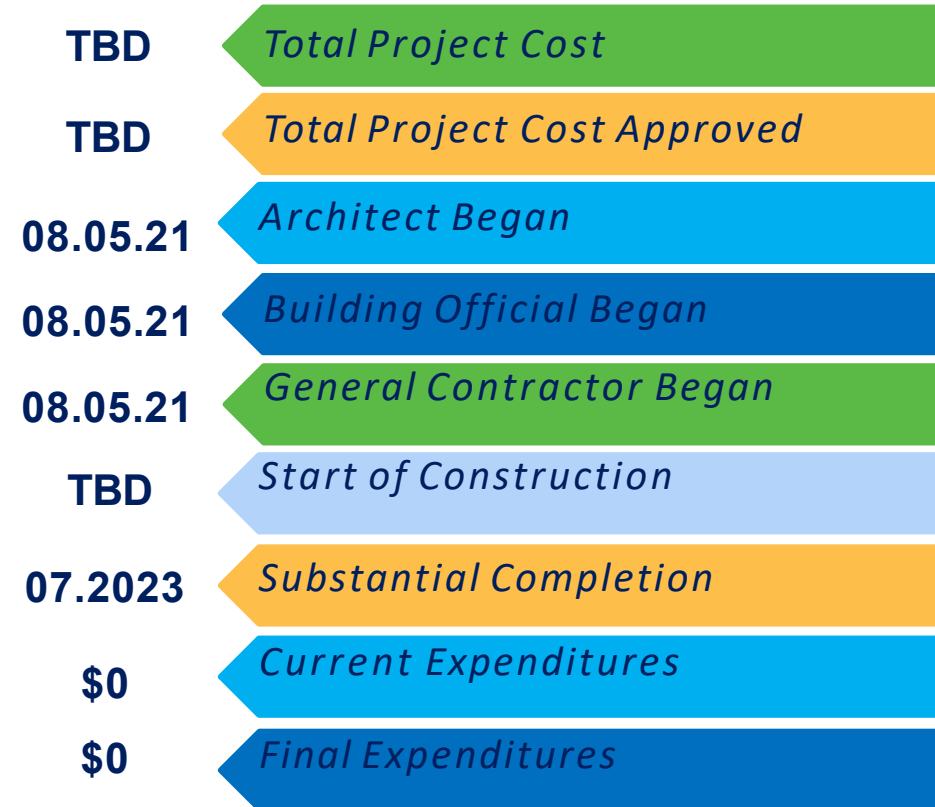
- ✓ J Elementary
- ✓ MM Middle School Addition
- ✓ Riverdale Remodel
- ✓ Franklin Park Elementary
- ✓ Cypress Lake Middle
- ✓ Fort Myers Tech Remodel



# Schematic Design (30%) Cost Opinions

Expansion of MM Middle School (LAMS)		New J Elementary School	
Design Team (ADG Architecture)	CM (Owen-Ames-Kimball)	Design Team (ADG Architecture)	CM (Owen-Ames-Kimball)
\$3,727,215	\$3,735,504	\$34,457,112	\$34,605,810
\$242.20/sf	\$249.03/sf	\$269.08/sf	\$270.25/sf

## “J” ELEMENTARY & “MM” ADDITION NEW CONSTRUCTION



### KEY HIGHLIGHTS

- November 4, 2021 - “MM” MS Addition’s 90% design documents are due.
- December 2, 2021 - Community meeting scheduled for Elementary “J”.

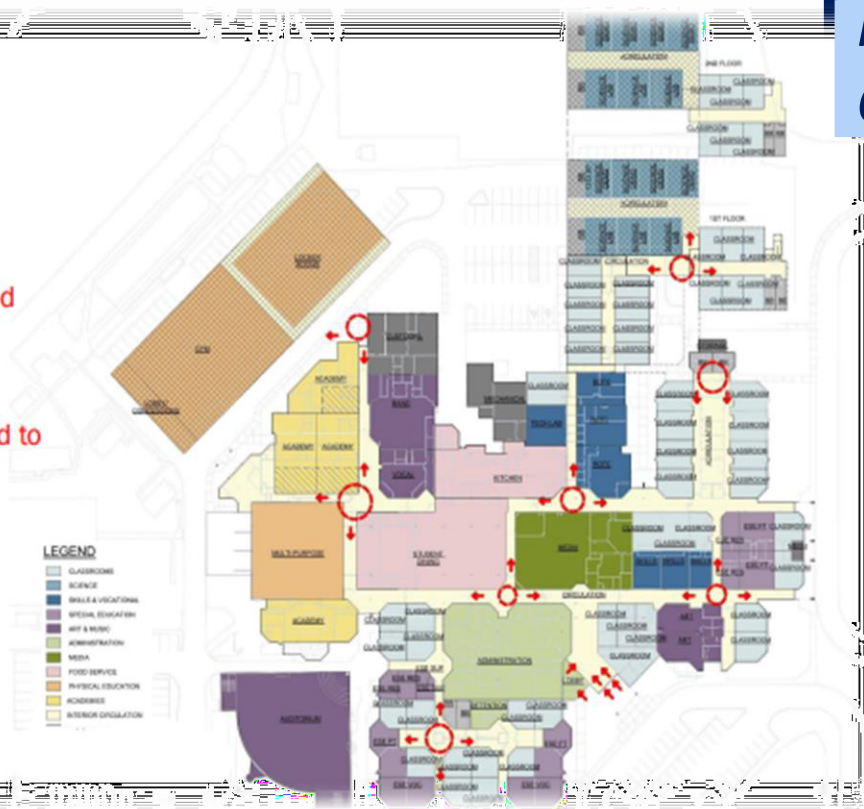
Project Manager: Steve Hanna, FDP



# RIVERDALE HIGH SCHOOL CAMPUS REMODEL

## OPTION D

- Building 38 "Concretable" Repaired
- New 14 Classroom Science Building
- Kitchen and Dining Remodeled and Enlarged
  - No Outdoor Dining Added
- Existing Gymnasium renovated to a Multi-Purpose Space
- Existing Science Classrooms remodeled to General Classrooms
- Existing Culinary Academy relocated to locker room



\$	Total Project Cost
TBD	Total Project Cost Approved
05.13.21	Architect Began
05.13.21	Building Official Began
04.27.21	General Contractor Began
TBD	Start of Construction
TBD	Substantial Completion
\$0	Current Expenditures
\$0	Final Expenditures

## KEY HIGHLIGHTS

- November 15, 2021 - Design option presented at Board Briefing meeting.
- December 6, 2021 - Masterplan Presentation to the Board and Superintendent, Dr. Savage.
- Design Team has begun the site design.
- June 2022 - projected schedule for site work to begin.

Project Manager: Tina Silcox, FDP



# FRANKLIN PARK ELEMENTARY REMODEL – REBUILD PHASE I

<b>\$5,835,048.00</b>	<i>Total Project Cost</i>
<b>10.05.21</b>	<i>Total Project Cost Approved</i>
<b>10.05.21</b>	<i>Architect Began</i>
<b>10.05.21</b>	<i>Building Official Began</i>
<b>10.05.21</b>	<i>General Contractor Began</i>
<b>TBD</b>	<i>Start of Construction</i>
<b>TBD</b>	<i>Substantial Completion</i>
<b>\$0</b>	<i>Current Expenditures</i>
<b>\$0</b>	<i>Final Expenditures</i>

## KEY HIGHLIGHTS

- Ongoing meetings for a proposed design, placement, and a site for a portable campus.
- Currently considering site across from James Stephens. This site already has the infrastructure in place saving the District thousands of dollars.
- December 2022 – projected scheduled completion of the portable campus. Students and staff will return to portable campus January 2023.
- January 2023 – projected schedule to begin demolition of the school
- October 2023 – anticipated start date of actual construction.

*Project Manager: Rob Tyler, FDP*

# FORT MYERS TECHNICAL COLLEGE REMODEL - CAMPUS



Future Lab

## KEY HIGHLIGHTS

- Architect's 90% estimate is \$13,100,303.00.
- General Contractor's estimate is \$10,696,444.00.
- November 24, 2021 - 100% cost estimate due.

\$0

Total Project Cost

TBD

Total Project Cost Approved

08.12.21

Architect Began

08.12.21

Building Official Began

08.12.21

General Contractor Began

TBD

Start of Construction

TBD

Substantial Completion

\$0

Current Expenditures

\$0

Final Expenditures

Project Manager: Steve Hanna, FDP

# Other FY22 Significant Budgeted Projects

(as of September 14, 2021)

- ❑ **Safety Improvements \$12,684,606**
- ❑ **Technology \$37,880,670**
  - ✓ School Technology Retrofit/Refresh
- ❑ **Maintenance \$41,016,727**
  - ✓ Windows and Flooring
  - ✓ Electrical and lighting upgrades
  - ✓ Building Improvements

# Maintenance Services Completed Projects



*Classroom Lighting Upgrade* J. Colin English Elementary School – West Zone

*Parking Lot Lighting Upgrade* Dunbar High School – East Zone

*Parking Lot Lighting Upgrade* Gateway Elementary School – East Zone

*Gutter Repairs* Edgewood Academy– East Zone

*Fire Alarm Upgrades* Transportation North – West Zone

*Sealcoat & Restripe* The Alva School – East Zone

*Tennis Court Upgrades* Mariner Middle School – West Zone

*Tennis Court Upgrades* Diplomat Middle School – West Zone

# Gutter Repair/Replacement – Edgewood Academy

(Project Recently Completed)



## KEY HIGHLIGHTS

- The school had no gutters/downspouts alongside the interior parts of the campus.
- With the new gutters and downspouts installed, the rain water is now re-directed to the corresponding collection regions instead of splashing onto student walkway areas.
- This will prevent washouts that can lead to trip hazards for staff and students.



# Parking Lot Lighting Upgrades – Gateway Elementary School (Completed Project)



Before Picture

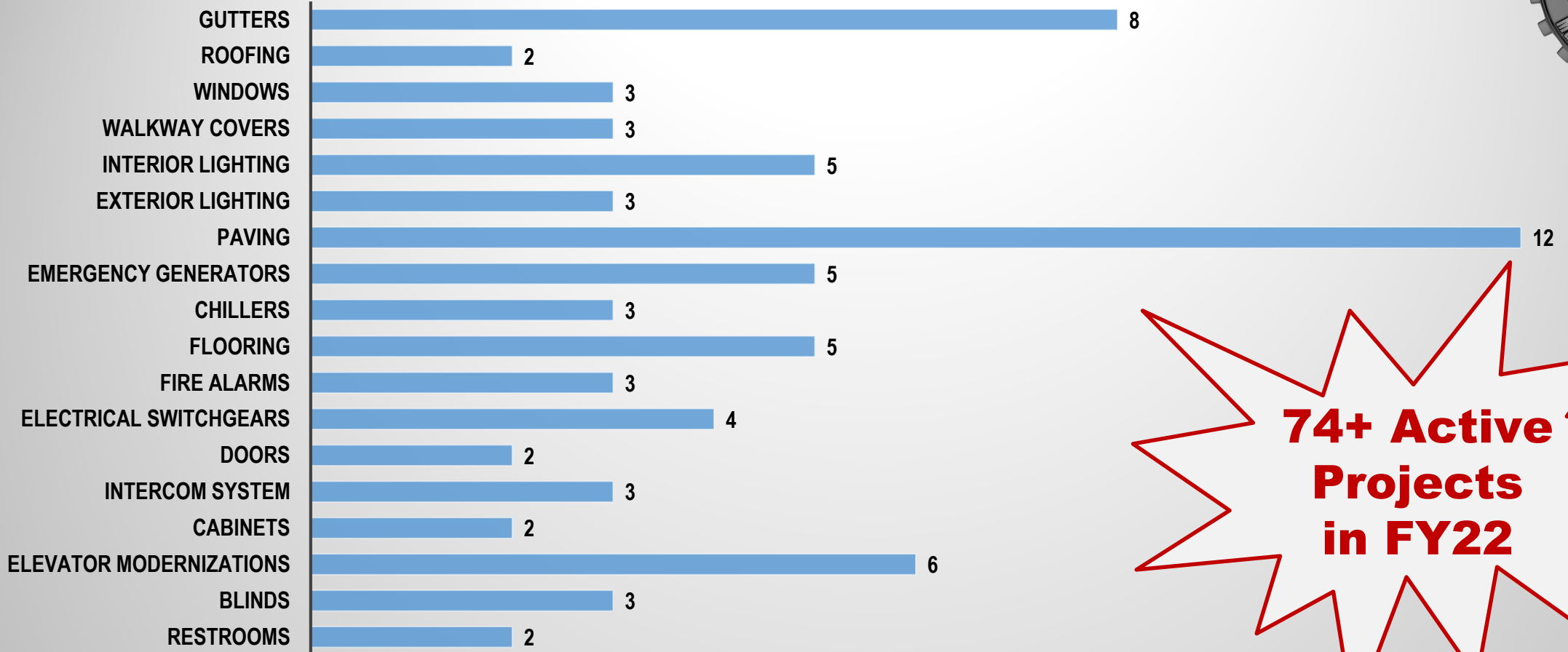
## KEY HIGHLIGHTS

- Parking lot light poles & fixtures were upgraded.
- Work included changing the metal light poles with concrete poles and LED lighting fixtures.
- Project was completed November 2021.



After Picture

# Maintenance Services – Ongoing Projects



■ # of FY22 Projects

**74+ Active  
Projects  
in FY22**



# Gutter Upgrades

## (Ongoing Projects)

### KEY HIGHLIGHTS

- A total of 8 gutter projects are being performed in FY22, 1 has been fully completed. Projects consist of replacement or addition of gutters.
- New gutters are anodized aluminum suitable for SW Florida climate.
- Gutters requiring replacement are rusted through and no longer redirect water flow properly.

### FY22 Active Projects

Dunbar MS – South Zone

Hancock Creek ES – West Zone

Lexington MS – South Zone

Littleton ES – West Zone

Trafalgar MS – West Zone

Challenger MS – West Zone

Pine Island ES – West Zone



New gutter design that will be used for this project

Littleton Elementary School

# Gutter Upgrades

(Ongoing Project – At Trafalgar MS the absence of gutters is deteriorating the sidewalk.)



# Windows/Roofing/Blinds/Elevators/Intercoms/Doors

(Ongoing Projects)

## Window Upgrades

The Sanibel School  
South Zone

San Carlos Park ES  
South Zone

Spring Creek ES  
South Zone

## Roofing Upgrades

Lehigh Senior HS Flat Surfaces  
East Zone

Three Oaks MS Gym Building  
South Zone

## Blinds Upgrades

Villas ES  
South Zone

Mariner MS  
West Zone

Royal Palm Exceptional  
East Zone

## Elevator Modernizations

Edison Park ES (Qty 1)  
South Zone

Lehigh Senior HS (Qty 2)  
East Zone

Mariner HS (Qty 1)  
West Zone

Diplomat MS (Qty 1)  
West Zone

Fort Myers HS (Qty 1)  
South Zone

## Intercom System Upgrades

Fort Myers HS  
South Zone

Three Oaks ES  
South Zone

Pinewoods ES  
South Zone

## Door Upgrades

Lehigh Senior HS  
East Zone

Cape Coral HS  
West Zone



# Lighting Upgrades (Upcoming Projects)



**Dunbar HS – Current Conditions – Parking Lot Light Poles/Light Project**

## KEY HIGHLIGHTS – EXTERIOR LIGHTING

FY22 Projects:	Project Highlights/Status
<b>Dunbar HS:</b> Parking Lot Lights	<ul style="list-style-type: none"> <li>These are parking lot lighting projects.</li> <li>Vendor walk-thru completed 9/18.</li> <li>Waiting on vendor estimates.</li> </ul>
<b>Hancock Creek ES:</b> Parking Lot Lights	

## KEY HIGHLIGHTS – INTERIOR LIGHTING

Facility	Current Conditions	Project Status
<b>Caloosa ES – West Zone:</b> <b>Interior Lighting Upgrades</b>	Converting existing lights with LED. Project encompasses a combination of lighting retrofits & fixture change-outs.	Need to schedule vendor site visit.
<b>East Lee County HS – East Zone:</b> <b>Interior Lighting Upgrades</b>	Gym & Dining Room lights are 480 pulse start & continuously need repairing. Also, pulse start fixtures are being phased out and repair parts are becoming limited.	Partial light fixtures have been received; waiting on the remaining part of the order.
<b>Fort Myers MS – South Zone:</b> <b>Interior Lighting Upgrades</b>	Converting existing lights with LED. Project encompasses a combination of lighting retrofits & fixture change-outs.	Need to schedule vendor site visit.
<b>Island Coast HS – West Zone:</b> <b>Interior Lighting Upgrades</b>	Gym & Dining Room lights are 480 pulse start & continuously need repairing. Also, pulse start fixtures are being phased out and repair parts are becoming limited.	Partial light fixtures have been received; waiting on the remaining part of the order.

# Electrical Switchgear Upgrades

## (Upcoming Projects)

Facility	Current Conditions	Project Status
Fort Myers Technical College – Switchgear Upgrades (Sub Panels)	Sub panels have exceeded life expectancy & parts are not available by manufacturer.	Performed site visit; purchase order has processed, project start date TBD.
Cypress Lake HS – Switchgear Upgrades (Main Panel)	Main panel close to 40 years old; it has reached its life expectancy & parts are not available by manufacturer.	Performed site visit; received quote; purchase order processed and work has been scheduled for 6/20/22.
North Fort Myers Academy for the Arts – Switchgear Upgrades (Main Panel)	Main panel is original to the school; it has reached its life expectancy & parts are not available by manufacturer.	Performed site visit; purchase order has processed and work has been scheduled for 6/4/22.
Pine Island ES – Switchgear Upgrades (Main Panel)	Main panel has reached life expectancy & parts are not available by the manufacturer.	Performed site visit; received quote; purchase order has processed and work has been scheduled for 6/13/22.
Estero HS – Switchgear Upgrades (Main Panel)	Main panel has reached its life expectancy; panel is original to the school; & parts are not available by manufacturer.	Performed site visit; processed purchase order & work tentatively scheduled for spring break 2022.



# Flooring/Generators/Cabinets/Bathrooms/Chillers/ Walkway Covers

(Ongoing Projects)

## Flooring Upgrades

South Fort Myers HS  
South Zone

J. Colin English ES  
West Zone

Cape ES  
West Zone

Buckingham Exceptional  
East Zone

North Fort Myers Academy  
West Zone

## Emergency Generator Upgrades

North Fort Myers HS  
West Zone

Mariner HS  
West Zone

Skyline ES  
West Zone

Diplomat MS  
West Zone

Estero HS  
South Zone

## Cabinet Upgrades

Orange River ES  
East Zone

Orangewood ES  
South Zone

## Bathroom Upgrades

North Fort Myers HS  
West Zone

Cypress Lake HS  
South Zone

## Chillers

Dunbar MS  
South Zone

Bonita Springs MS  
South Zone

River Hall ES  
East Zone

Manatee ES  
East Zone

Island Coast HS  
West Zone

## Walkway Covers

Ray V. Pottorf ES  
South Zone

Tanglewood ES  
South Zone

North Fort Myers Academy  
West Zone



# Flooring/Generators/Cabinets/Bathrooms/Chillers/ Walkway Covers

(Ongoing Project – Chiller Upgrade Project at Island Coast HS)



## Project Scope

- 2 Qty – 440 ton Trane air cooled chillers are being installed.
- Perfect timing for this project. Last year's energy consumption revealed that the school utilized about 5.3 million kilowatt hours when compared to similar sites which utilized 3.5 million kilowatt hours.
- In dollars, this campus was approximately 58% higher in energy costs.

# Restroom Upgrades

## (Ongoing Projects)

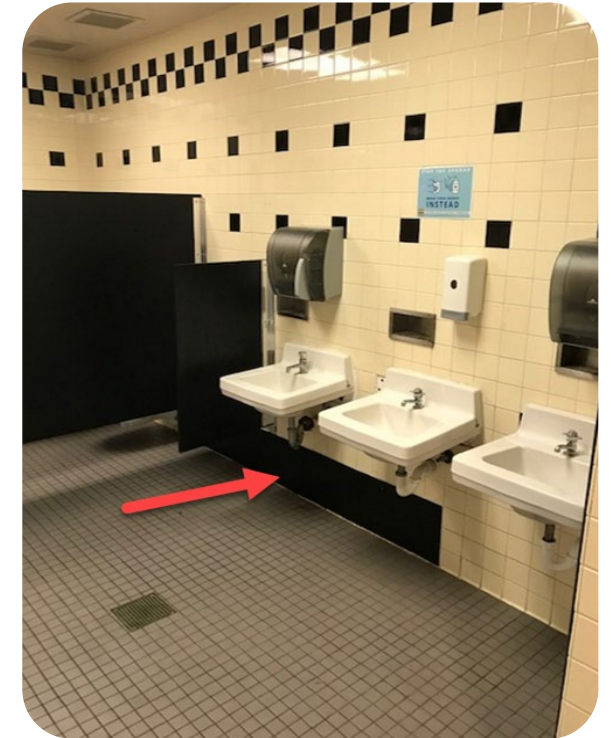
### KEY HIGHLIGHTS

- At North Fort Myers HS, water leaks over the years have caused studs and track to rust behind the ceramic tile walls. To reinforce walls, partial wall sections have been installed. (Right picture, red arrow.)
- At Cypress Lake HS, gang restroom partitions, fixtures, lighting, etc. need to be upgraded to meet ADA compliance.

School	Original Year of Construction
Cypress Lake High School	1969
North Fort Myers High School	1994



North Fort Myers High School



Cypress Lake High School



# Paving Upgrades

## (Ongoing Projects)



Dunbar Middle School

At Dunbar MS, original tennis courts have been demoed and subsurface is being prepared for the new tennis court.

## KEY HIGHLIGHTS

- A total of 12 paving projects are being performed in FY22.
- Projects consist of tennis court upgrades & sealcoat/restripe.

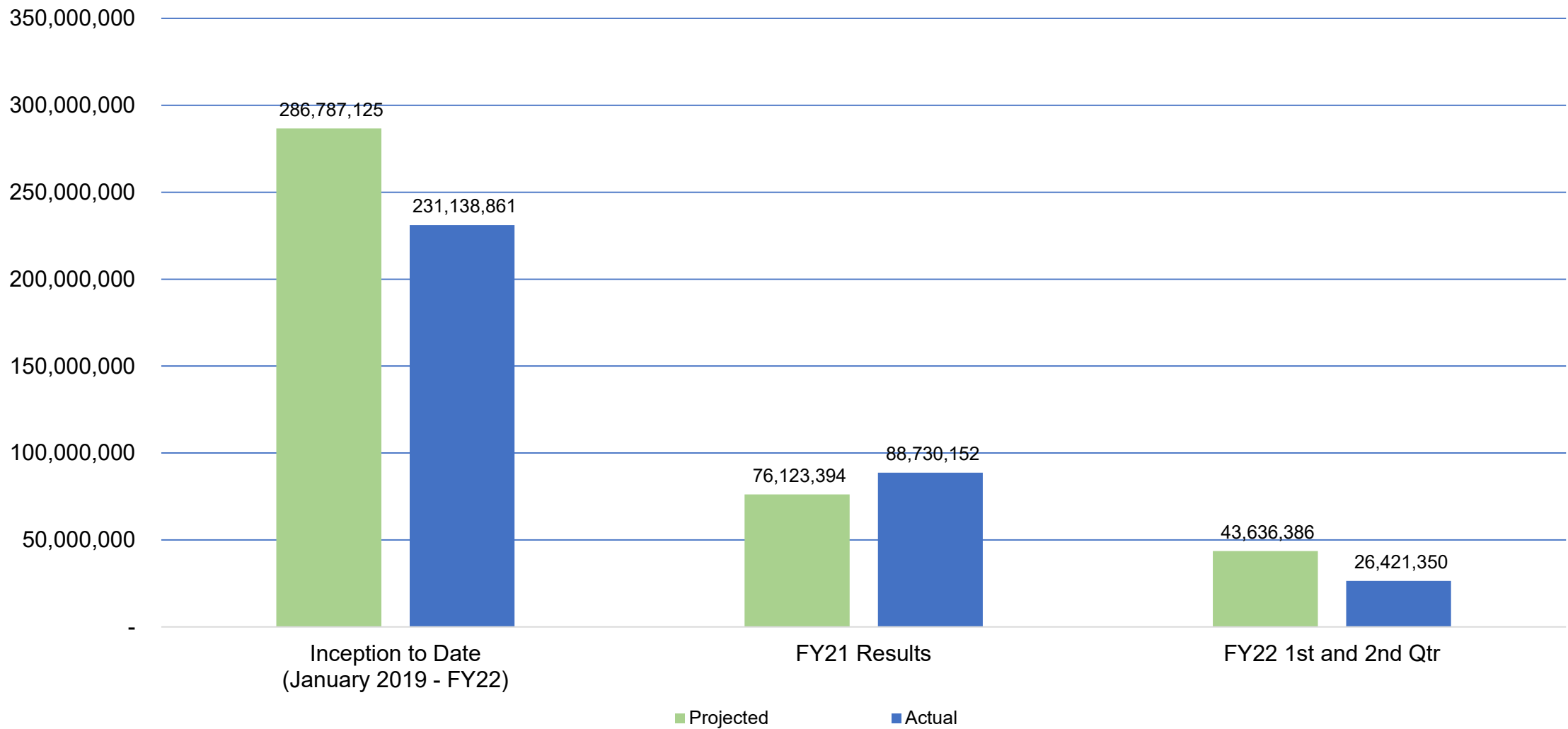
## FY22 Project Sites

- Fort Myers HS – Tennis Courts - South Zone
- Caloosa MS – Tennis Courts - West Zone
- Dunbar MS – Tennis Courts – South Zone
- Diplomat MS – Tennis Courts – West Zone
- The Alva School – Sealcoat/Restripe - East Zone
- Estero HS – Sealcoat/Restripe – South Zone
- Orangewood ES – Sealcoat/Restripe - South Zone
- Bonita Springs MS – Sealcoat/Restripe - South Zone
- Tanglewood ES – Sealcoat/Restripe – South Zone
- Rayma C. Page ES – Sealcoat/Restripe - South Zone
- Trafalgar MS – Sealcoat/Restripe - West Zone

*Note: Mariner MS was the 12<sup>th</sup> project and it has been completed.*



### School District of Lee County Sales Tax Revenue as of 11/18/2021



# FY22 Revenue Tracking

Receipt Month	FY20 Revenue	FY21 Projected	FY21 Revenue	\$ Difference	% Difference	FY22 Revenue
August	5,754,030.18	5,908,563.00	5,908,562.71			7,480,251.00
September	5,521,666.49	5,072,220.00	5,664,877.30	592,657.30	12%	9,458,685.00
October	5,325,755.74	5,105,331.00	5,401,039.48	295,708.48	6%	6,496,029.00
November	1,769,471.61	1,500,000.00	2,134,487.24	634,487.24	42%	2,986,385.00
November	5,370,194.09	5,192,182.00	5,724,316.24	532,134.24	10%	
December	5,966,700.94	5,490,253.00	6,159,383.36	669,130.36	12%	
January	6,481,029.24	5,709,278.00	6,547,756.36	838,478.36	15%	
February	1,872,671.84	1,600,000.00	2,405,300.61	805,300.61	50%	
February	7,364,479.38	6,094,484.00	7,516,769.55	1,422,285.55	23%	
March	7,107,701.73	6,217,398.00	7,072,322	854,924.00	14%	
April	7,249,771.95	6,402,094.00	7,120,182	718,088.00	11%	
May	6,074,066.11	6,590,345.00	8,853,701	2,263,356.00	34%	
May	2,122,490.74	1,700,000.00	2,610,261	910,261.00	54%	
June	4,309,838.51	6,046,793.00	8,169,546.00	2,122,753.00	35%	
July	5,267,179.43	5,694,453.00	7,441,647.00	1,747,194.00	31%	
August	1,977,149.60	1,800,000.00				
	79,534,197.58	76,123,394.00	88,730,151.85	14,406,758.14		26,421,350.00

# Discussion

## Proposed Motions & Votes

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