

Minutes of
Okeechobee County School Board Workshop
December 12, 2016
2:00 p.m.

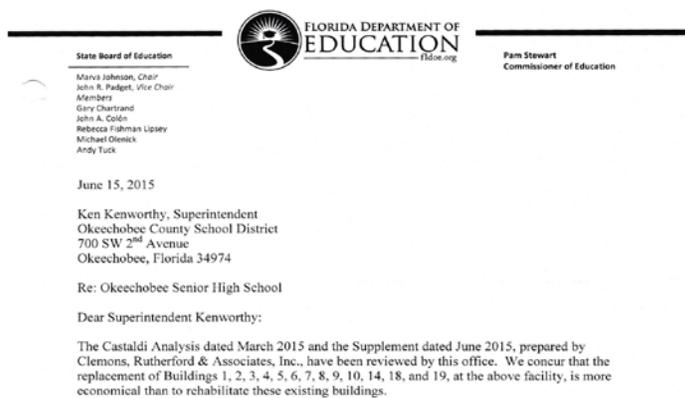
I. Call to Order

Call to Order: Chairman Morgan

Present: District 1 – Joe Arnold
 District 2 – Malissa Morgan, Chairman
 District 3 – Dixie Ball
 District 4 – Amanda Fuchswanz
 District 5 – Jill Holcomb, Vice Chairman
 Ken Kenworthy, Superintendent of Schools
 Tom Conely, School Board Attorney

II. Workshop – Special Facilities Construction

Superintendent Kenworthy shared a power point presentation for the Board and the public to consider options and next steps as the District moves forward with Special Facilities Construction.



Superintendent Kenworthy presented a portion of the Castaldi Analysis letter highlighting the sentence that says, "We concur...." This sentence started the ball rolling for the District. The Department of Education's review committee came to Okeechobee.

We considered discussions by the Superintendent and district staff, and inspected and analyzed the entire campus. At this time, the project is not deemed a critical need. During the site visit, suggestions were made to address the concerns that the district expressed during the inspections. The suggestions were as follows:

- Follow the engineer's recommendations for the new water retention pond design on the east frontage along US Highway 441.
- Relocate on-site car/bus traffic around and to the east of buildings 18 and 19 and remove asphalt roadway from north to south between buildings 10, 18 and 19, which will provide a walkway for students.
- Study the traffic flow along the south parking and provide for the striping of new traffic lanes.
- Study the south entry off of US Highway 441, to possibly widen the access road for stacking of car traffic.
- Place additional ADA toilet facilities in several noted areas of the campus to correct the lack of ADA facilities.

Superintendent Kenworthy shared a portion of the letter from DOE which states, "...the project is not deemed a critical need..." DOE offered a bulleted list of suggestions.

Thomas H. Inerra
Director, Office of Educational Facilities

www.fldoe.org

Cost of DOE Recommendations

Issue	Source	Cost
Site work for swale/ditch drainage	SLD Engineering	\$ 85,000.00
FDOT Turn Lane Extension	SLD Engineering	\$ 350,000.00
FDOT Signal Modifications	SLD Engineering	\$ 50,000.00
Paving for Access Road Building 18 & 19	Lynch Paving	\$ 250,000.00
ADA Restroom Construction	Barger & Dean Architects	\$ 150,000.00
Flood Control Panel	Mark Moore/Carl Maxwell	\$ 8,000.00
Flood Control for Stormwater Retention Pond	SLD Engineering	\$ 445,000.00
	Total	\$ 1,338,000.00

Superintendent Kenworthy provided the estimated cost to satisfy the DOE bulleted items valued at over \$1.3 million.

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Issue	Source	Cost
Freshman Building	Marco Bay Construction	\$ 7,500,000.00
OHS VOIP Phone System	Related Quote	\$ 55,000.00
Security Cameras	Salmir Electronics	\$ 5,100.00
ITV System	Auroacom	\$ 2,000.00
Elevator for Building 6	ThyssenKrupp	\$ 100,000.00
Drainage	SLD Engineering	\$ 85,000.00
Window Replacements	Home Advisors	\$ 193,200.00
Potential Traffic Pattern Change	SLD Engineering	\$ 400,000.00
Fire Alarm Repairs	Advanced Alarm	\$ 15,000.00
Asphalt/Paving Existing	Lynch Paving/Classic	\$ 526,000.00
Paving for Access Road building 18 & 19	Lynch Paving	\$ 250,000.00
ADA Restroom Construction	Barger & Dean Architects	\$ 150,000.00
Electrical Switchgear	Mark Moore/Carl Maxwell	\$ 70,000.00
Technology Upgrades	Shawna May	\$ 100,000.00
Roofing	Sutter Roofing	\$ 1,500,000.00
Lift Station 8 hour Capacity	SLD Engineering	\$ 250,000.00
Flood Control Panel	Mark Moore/Carl Maxwell	\$ 8,000.00
Flood Control for Stormwater Retention Pond	SLD Engineering	\$ 445,000.00
Flooring	John Cardin Flooring	\$ 200,000.00
Cooling Tower Replacement	David Stokes/Trane/Midstate	\$ 100,000.00
Air Handlers and DX Units	David Stokes/Trane/Midstate	\$ 630,000.00
Plumbing	Secure Line Warranties	\$ 337,500.00
	Total	\$ 12,921,800.00

Current Issues

This slide represents telephone conversations and discussions, not written quotes, to fix or repair other items in a still aging facility. This is not a full repair.

The Superintendent offered the following options for consideration as next steps for the District.

Options

- Status Quo
- Build Freshman Campus on High School Campus
- Build New Buildings in Phases
- Wait on Capital Improvement Millage to Increase
- Select a Finance Option and Move Forward

Superintendent Kenworthy reviewed the bulleted list.

True Cost of Replacing OHS including OFC

Okeechobee Senior High Project Budget:	
Construction Cost	\$ 55,468,765
Covered Walkways	\$ 118,095
Building Demolition Cost	\$ 738,862
Water Retention Pond	\$ 445,000
Site Fill and Stabilization	\$ 800,000
DOT Signal and Signage	\$ 50,000
DOT Permitting Fees	\$ 75,000
Enhanced Hurricane Protection Cost Increase	\$ 3,073,067
DOT Turn Lanes	\$ 350,000
Elevated Water Tower	\$ 1,000,000
Sewage Lift Station	\$ 250,000
Relocate Endangered Species	\$ 50,000
	SubTotal \$ 62,418,789
Cost Adjustment to Sept 2018 Construction Date	\$ 4,413,840
	Grand Total \$ 66,832,629

This is a true cost slide by Dr. Watson. The cost of \$66 million is for a facility to provide education for 1,800 students.

Finance Option 1

Re-apply for Special Facilities

- Determination of Critical Need
- Approval by Special Facilities Committee
- Inclusion in FLDOE Budget Recommendations
- Secure funding by the Florida Legislature
- Approval by the Governor

Start the application process over again, re-apply for Special Facilities funding.

Finance Option 2

Finance on Existing Millage

- 1.5 mils = \$2,556,770
- \$60 million / \$2.5 million = 24 Years

If all mils are diverted to Okeechobee High School then the District could not make other purchases like school buses, desks, HVAC, etc. for 24 years.

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Finance Option 3

Finance Locally

- Voter Approved Half Cent Sales Tax
 - Projected to generate \$350,000
- Voter Approved additional millage
 - .25 mils would generate \$426,129

If the voters agree to raise the mils, the actual increased dollar amount is small compared to the overall cost of new construction for a high school. The construction could be done in phases, but that would take a very long time.

Finance Option 4

Finance Locally

- Qualified Zone Academy Bonds
- Bonds
- Certificates of Participation

This option would borrow against the 1.5 mils. Superintendent Kenworthy said he doesn't see this as an option, but it is the Board's decision.

Ken Kenworthy
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In the case of Okeechobee's 2016 request, the subcommittee met with district staff during a site visit on December 10, 2015. For the reasons stated in Tom Inserra's letter to you dated February 9, 2016, the subcommittee indicated the proposed project was ~~not~~ not listed under section 1013.64(2), Florida Statutes. I note the subcommittee's recommendation is not binding on the Florida Legislature, and Okeechobee is not disqualified from receiving special facilities construction funding by virtue of the special facilities construction committee process.

Thank you for your interest in this process. We appreciate any input you have on how we can improve. In the future, we look forward to taking additional steps to make the process even more open and transparent.

Sincerely,

Mari M. Presley
Mari M. Presley
Assistant Deputy Commissioner
Finance and Operations

DOE Response

The Superintendent stated that he asked DOE about not finding OHS a critical need and about the meeting being held in the Sunshine. This letter was in response to Mr. Kenworthy's questions.

Finance Option 5

Lobby Legislature Directly for Funding

- House requires a bill be filed for any appropriation

This is another option, lobby directly.

The Superintendent stated that now the District needs to formulate a plan. The District has a contract with Patrick Bell with Larry J. Overton & Associates, to lobby on behalf of the District.

Board members discussed Option 1 and the possible make-up of the committee. Mr. Bell spoke to the Board about changes that will probably be coming forth this year: Charter School involvement, interpretation of data, use of portables and the type/quality of buildings.

Mr. Kenworthy stated that the Legislature sets the cost by the number of student stations, \$25,181 each, at the high school level.

Members asked about the benefits of starting or completing the bulleted list given by DOE as an act of good faith. Some concerns were expressed that work completed would have to be redone to accommodate new construction, possibly doubling costs.

Members discussed the possibility of implementing Option 1 and 5 simultaneously.

Mr. Bell stated that his organization used Option 5 two times and these facilities were not on the Special Facilities list. Mr. Bell expects a lot of changes with a new speaker this year. A bill and hearing will occur with every item in the budget, because of transparency. The Legislature can do anything; they have the authority and can use the transparency to our benefit. Mr. Bell has a meeting with Senator Grimsley this week and plans to share the document prepared by Dr. Watson. If Senator Grimsley agrees with this project it will benefit the District. Mr. Bell reminded members that the District is asking for a school for safety reasons, our school has issues.

Mr. Kenworthy discussed a timeline. Discussion continued with the District going forward with Option 1 and Mr. Bell going forward with Option 5. Attorney Conely stated this plan may work.

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Brad Will, CORE, shared information with the Board relating to building, RFQ, prototypes, and Public Private Partnerships (P3) funding. P3 is a creative way for a developer to come up with the balance of building costs.

Chairperson Morgan stated that Option 1 and 5 are on the table, Option 2, 3 and 4 are off the table. Superintendent Kenworthy stated that the recommendation will be revised for the December 13, 2016, Board meeting. The Superintendent will present a timeline at the December 13, Board meeting.

Patrick Bell stated that he will contact the District often with updates. All politics are local. Mr. Bell recommended contacting the media and asking locals to reach out to those in office.

III. Adjournment

Chairman Morgan adjourned the workshop at 4:12 p.m.

OKEECHOBEE COUNTY SCHOOL BOARD

Signature on File
Malissa Morgan, Chairman

Signature on File
Ken Kenworthy
Superintendent of Schools