



## MEMORANDUM

**To: Independent Citizen Oversight Committee Members**  
**From: Susan Hann, P.E., AICP, Assistant Superintendent Facilities Services**  
**Date: February 13, 2021**  
**Re: Consideration of Additional Allocation of Sales Surtax Funds to Facility Renewal**

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As the 2014 sales surtax program is concluding, the Project Management Team has identified several projects that need additional resources to accomplish a more complete scope of work. Most of these projects have not been fully priced, but the contracts will likely go to the School Board for consideration between the February and April ICOC meetings or a funding commitment is needed to proceed with further project development.

Through the end of January, the sales surtax revenue over the \$198 million program target is \$66.3 million. The February revenue estimate is between \$4.5 and \$5 million (Attachment 1). To date, the ICOC has recommended allocations to projects totaling \$55.7 million (Attachment 2), with \$15.5 million yet to be allocated to projects.

Attachment 3 identifies an estimated \$5 million balance in programmed (Attachment F budget) funding that was not yet used for the facility renewal projects. This amount of reprogrammable funds will be refined (and will likely grow) as more projects are closed and decisions are made regarding the remaining projects at ancillary facilities. We are currently in the process of procuring real estate brokerage services to develop options for the transportation facilities. The remaining ancillary facilities projects are under development. The ICOC will likely see more information later this year.

Consequently, with at least an estimated \$20 million available for additional programming, staff is comfortable recommending that the ICOC approve the allocations proposed below and summarized in Attachment 4. There will be additional allocation recommendations presented in April that are noted as pending on Attachment 4 (blue shading). **A motion is requested to approve the recommended funding allocations as follows (green shading – Attachment 4):**

Bayside High – Structural Repair: The ICOC previously recommended funding for elevated walkway repair to Building 400, which has been completed. Similar work is needed for Building 600. An additional \$400,000 is recommended. (Dave Martin)

Cocoa Beach Jr./Sr. High – Central Energy Plant: An additional allocation of \$600,000 is requested to replace another chiller and two cooling towers. (Dave Martin)

Coquina Elementary – Sanitary Sewer and Electrical: The sales surtax renewal plan includes funding for sanitary sewer system renewal in year 1. Supplemental funding is needed for the sewer project and for electrical renewal that was missed in the assessment. An allocation of \$400,000 is requested. (Chris Payne)

Eau Gallie High Central Energy Plant: The sales surtax renewal plan allocates \$300,000 from current surtax for replacement of pumps and motors. Based on equipment condition and ongoing operational issues, the team also recommends replacement of two chillers. The net increase in the allocation is \$350,000. (Dave Martin)

Edgewood Jr./Sr. High - Building 8 Building Envelope: Funding was previously allocated for facility renewal and drainage improvements at the school. Building 8 requires significant building envelope renewal which was anticipated, but not included in the original plan. Lower cost options were considered, but they are temporary cosmetic approaches rather than addressing the underlying issues. An additional allocation of \$550,000 is requested. (Chris Payne)

Jupiter Elementary – HVAC: Additional HVAC work is needed to address previously unidentified component issues (failing variable air volume (VAV) boxes and dampers) throughout the school. An additional \$300,000 is recommended. (Tim Brown)

Mila Elementary- HVAC and Building Envelope: The chilled water piping project at Mila Elementary was moved from year 3 of surtax renewal to funded with current surtax during the August 2020 discussion of the sales surtax renewal plan. As the project has developed, additional HVAC issues in several buildings have been noted. Building envelope issues (exterior doors and paint) also need to be addressed. An additional \$800,000 is requested to complete a broader scope of work. (Chris Payne)

Pinewood Elementary – HVAC: The sales surtax renewal plan includes replacement of unit ventilators in year 1. The project manager has also identified the need to replace old ductwork, add VAV units and replace the affected ceilings. The LED lighting planned for year 2 of the sales surtax renewal plan will also be incorporated into this project since the ceilings are already affected. This project also includes replacing the damaged structural pavilion with capital funds. An allocation of \$600,000 is requested. (Chris Payne)

Riviera Elementary – HVAC: Additional HVAC work is needed to address previously unidentified component issues (failing VAV boxes and dampers) throughout the school. An additional \$300,000 is recommended. (Tim Brown)

Satellite High – HVAC: The planned sales surtax renewal project is substantially complete; however some additional HVAC improvements (replacing several air handling units, electrical, controls and test & balance) are requested to improve system performance. The allocation requested is \$350,000. (Dave Martin)

Titusville High – HVAC: The ICOC previously recommended additional funding for the renewal of the central energy plant. During project development, additional HVAC work (VAVs and air handling unit in Building 21 as well as enhanced scope for the central energy plant renewal) was identified for a more complete system renewal. An additional \$500,000 is recommended. (Tim Brown)

Fire Alarm Renewal: The fire alarm systems at 16 school/ancillary facility sites are utilizing outdated, non-supported software and equipment. The newest system is 13 years old while some are over 20 years old. Funding allocation of \$1.5 million is requested for the project. (Jim Ross)

Covered Walkways to Portables: As previously reported, the 2014 sales surtax plan included \$5.7 million to construct covered walkways to and among portable classrooms. This project was scheduled for the end of the program in case revenues did not meet projections. The plan developed in 2014 included covered walkways to 211 portables at 45 schools. Currently the District has 259 classroom portables at 53 schools.

Through a competitive process, the District selected a design-builder to execute the project. The team started with two pilot projects at Endeavour Elementary and Cocoa Jr./Sr. High to evaluate level of effort for design and estimated costs for construction. Recently, staff and the design builder's team have been working with the affected principals to properly size the scope of work through understanding (and potentially changing) how the school/students use and access the portable classrooms. The team has also worked with the Building Official to allow standard design details (for most applications). Solar lighting has been tested and will be used throughout the project, further reducing costs.

The School Board will be considering the preconstruction services for the complete project at its February 23, 2021 meeting. The construction pricing for Cocoa and Endeavour is scheduled for School Board consideration in March. Consideration of the construction pricing for the District-wide project is expected this summer. Based on the pilot projects, an estimated \$3.5 million is requested to fund the project. (Tim Brown)

## Projected Revenue over \$198 Million - Post- Covid

Month	Revenue		Cumulative
August	\$1,294,012		\$1,294,012
September	\$3,474,204		\$4,768,216
October	\$3,440,101		\$8,208,317
November	\$4,526,234		\$12,734,551
December	\$3,425,373		\$16,159,924
January	\$3,477,814		\$19,637,738
February	\$5,470,970		\$25,108,708
March	\$3,471,004		\$28,579,712
April	\$3,505,366		\$32,085,078
May	\$4,908,762	91%	\$36,993,840
June	\$2,673,772	75%	\$39,667,612
July	\$3,226,695	90%	\$42,894,307
August	\$5,093,355	103%	\$47,987,662
September	\$3,415,976	98%	\$51,403,638
October	\$3,061,565	89%	\$54,465,203
November	\$5,115,453	113%	\$59,580,656
December	\$3,416,884	100%	\$62,997,540
January	\$3,351,199	96%	\$66,348,739
February	\$4,923,873	90%	\$71,272,612
<b>Total</b>	<b>\$71,272,612</b>		

*Estimated based on prior year receipts - adjusted for COVID-19 impacts - November 30 - assumes 90% of prior year revenue*

2014 Sales Surtax Allocation Plan

Attachment 2

Approved Allocations:	Security	ET	Facilities	Total	
Repayment of temporary transfer - security to facilities	\$ 9,332,130.58			\$ 9,332,130.58	Done
Allocation to security previously approved but not used)	\$ 280,144.46			\$ 280,144.46	
Columbia HVAC	ICOC Approved 8/16/2019 and 12/11/2019		\$3,391,100	\$ 3,391,100.00	Board approved 3/10/2020
McAuliffe HVAC	ICOC Approved 8/16/2019 and 12/11/2020		\$2,578,000	\$ 2,578,000.00	Board approved 3/10/2021
Challenger HVAC	ICOC Approved 8/16/2019 and 12/11/2021		\$3,027,500	\$ 3,027,500.00	Board approved 3/10/2022
Computer replacement	ICOC Approved 8/16/2019	\$ 500,000		\$ 500,000.00	Board approved 9/24/2019
Longleaf Elementary facility renewal	ICOC Approved 12/11/2019 and 2/19/2020		\$ 450,000	\$ 450,000.00	Board approved 3/10/2020
Cocoa Beach High facility renewal	ICOC Approved 12/11/2019		\$ 1,000,000	\$ 1,000,000.00	Board approved 5/26/2020
Satellite High facility renewal	ICOC Approved 12/11/2019		\$ 1,200,000	\$ 1,200,000.00	Board approved 4/28/2020
Mims Elementary facility renewal	ICOC Approved 12/11/2019		\$ 1,200,000	\$ 1,200,000.00	Board approved 1/28/2020
McNair Elementary facility renewal	ICOC Approved 12/11/2019		\$ 950,000	\$ 950,000.00	Board approved 3/10/2020
Edgewood Jr./Sr. High facility renewal and drainage	ICOC Approved 12/11/2019 and 2/19/2020		\$ 1,855,000	\$ 1,855,000.00	Board approved 3/10/2020
Cambridge Elementary facility renewal and building automation	ICOC Approved 01/09/2020 and 2/19/2020		\$ 1,040,000	\$ 1,040,000.00	Board approved 1/14/2020
Enterprise Elementary facility renewal	ICOC Approved 01/09/2020		\$ 650,000	\$ 650,000.00	Board approved 1/14/2021
Titusville High facility renewal	ICOC Approved 01/09/2020		\$ 770,000	\$ 770,000.00	Board approved 1/14/2022
Imperial Estates facility renewal	ICOC Approved 01/09/2020		\$ 520,000	\$ 520,000.00	Board approved 1/14/2023
Astronaut High facility renewal	ICOC Approved 01/09/2020		\$ 460,000	\$ 460,000.00	Board approved 1/28/2020
Space Coast Jr./Sr. High facility renewal	ICOC Approved 01/09/2020		\$ 300,000	\$ 300,000.00	Board approved 1/28/2021
Suntree Elementary facility renewal	ICOC Approved 01/09/2020		\$ -	\$ -	Board approved 2/11/2020
Manatee Elementary facility renewal	ICOC Approved 01/09/2020		\$ 400,000	\$ 400,000.00	Board approved 1/28/2021
Sunrise Elementary facility renewal	ICOC Approved 01/09/2020		\$ 230,000	\$ 230,000.00	Board approved 2/11/2020
Gardendale Alternative Learning Center - GMP pending	ICOC Approved 01/09/2020		\$ 200,000	\$ 200,000.00	
Clearlake Adult Education Center facility renewal	ICOC Approved 01/09/2020		\$ 300,000	\$ 300,000.00	Board approved 5/26/2020
Bayside High structural repair	ICOC Approved 01/09/2020		\$ 265,000	\$ 265,000.00	Board approved 3/24/2020
Jupiter Elementary facility renewal	ICOC Approved 01/09/2020		\$ 100,000	\$ 100,000.00	Board approved 3/10/2020
Riviera Elementary facility renewal	ICOC Approved 01/09/2020		\$ 250,000	\$ 250,000.00	Board approved 3/10/2020
Palm Bay High (roof top AHUs Building 7 and elevator)	ICOC Approved 01/09/2020		\$ 500,000	\$ 500,000.00	Board approved 2/11/2020
Viera High School facility renewal	ICOC Approved 2/19/2020		\$ 680,000	\$ 680,000.00	Board approved 3/10/2020
Creel -security	ICOC Approved 2/19/2020	\$ 400,000		\$ 400,000.00	Board approved 7/14/2020
Educational technology - computer refreshment	ICOC Approved 2/19/2020	\$ 1,500,000		\$ 1,500,000.00	Board agenda 8/11/2020
Endeavour intercom renewal	ICOC Approved 6/17/2020		\$ 217,000	\$ 217,000.00	Board approved 6/16/2020
Space Coast elevator renewal	ICOC Approved 6/17/2020		\$ 180,000	\$ 180,000.00	Board approved 6/16/2020
Palm Bay High intercom renewal	ICOC Approved 6/17/2020		\$ 520,000	\$ 520,000.00	Board agenda 8/11/2020
Palm Bay High elevator renewal	ICOC Approved 6/17/2020		\$ 100,000	\$ 100,000.00	
Central elevator and water intrusion	ICOC Approved 6/17/2020		\$ 200,000	\$ 200,000.00	
Meadowlane Primary - chilled water pipe replacement	ICOC Approved 6/17/2020		\$ 200,000	\$ 200,000.00	Board consideration 3/9/2021
Manatee building envelope	ICOC Approved 6/17/2020		\$ 300,000	\$ 300,000.00	Board approved 2/9/2021
Indialantic chiller refurbishment	ICOC Approved 6/17/2020		\$ 100,000	\$ 100,000.00	Board approved 7/14/2020
Palm Bay High - 3 chillers	ICOC Approved 6/17/2020		\$ 1,100,000	\$ 1,100,000.00	Board approved 10/27/2020
<b>Total Allocation prior to adoption of surtax renewal plan</b>	\$ 10,012,275	\$ 2,000,000	\$ 25,233,600	\$ 37,245,875	
<b>Security Projects</b>	ICOC Approved 8/19/2020			\$ 4,783,150.00	
Cyber Security Upgrades	ICOC Approved 8/19/2020	\$ 870,000		\$ 870,000.00	
Fiber Project	ICOC Approved 8/19/2020	\$ 1,706,100		\$ 1,706,100.00	
Student Devices	ICOC Approved 8/19/2020	\$ 4,306,200		\$ 4,306,200.00	
Student Information System	ICOC Approved 8/19/2020	\$ 2,000,000		\$ 2,000,000.00	
Eau Gallie HVAC pumps and motors	ICOC Approved 8/19/2020		\$ 300,000	\$ 300,000.00	
Gemini HVAC central energy plant	ICOC Approved 8/19/2020		\$ 500,000	\$ 500,000.00	Board consideration 3/9/2021
Manatee HVAC central energy plant	ICOC Approved 8/19/2020		\$ 551,500	\$ 551,500.00	Board consideration 2/23/2021
Meadowlane Intermediatecooling tower and condensing water pipe	ICOC Approved 8/19/2020		\$ 600,000	\$ 600,000.00	Board consideration 3/9/2021
Saturn domestic water	ICOC Approved 8/19/2020		\$ 360,100	\$ 360,100.00	
Titusville HVAC central energy plant	ICOC Approved 8/19/2020		\$ 1,567,400	\$ 1,567,400.00	Board consideration 3/9/2021
Titusville HVAC water circulation piping	ICOC Approved 8/19/2020		\$ 200,000	\$ 200,000.00	Board consideration 3/9/2021
Mila chilled water piping	ICOC Approved 8/19/2020		\$ 750,000	\$ 750,000.00	
<b>Total - remaining surtx plan (as part of renewal plan)</b>	\$ 4,783,150	\$ 8,882,300	\$ 4,829,000	\$ 18,494,450	
<b>Total Allocation</b>	\$ 14,795,425	\$ 10,882,300	\$ 30,062,600	\$ 55,740,325	
<b>Percent Allocation by Group (Not Including Unallocated)</b>	27%	20%	54%	100%	
<b>Total Unallocated</b>				\$ 15,532,287	

\$ 5,279,000 facility renewal allocation from current surtax in book  
 \$ 750,000 ICOC recommended addition 8/19

Estimated Funds Remaining From Attachment F Budgets

Andersen	\$	800,000
Creel	\$	200,000
Cuyler	\$	300,000
DeLaura	\$	300,000
Discovery	\$	300,000
Heritage	\$	400,000
Holland	\$	400,000
Hoover	\$	200,000
Lewis Carroll	\$	200,000
Ocean Breeze	\$	500,000
Roosevelt	\$	200,000
Sherwood	\$	700,000
West Melbourne	\$	500,000
	\$	5,000,000

## SUMMARY OF ALLOCATION REQUESTS (2.17.2021)

	Security	ET	Facilities	Total	Balance Available
Total Allocation through January 2021	\$ 14,795,425	\$ 10,882,300	\$ 30,062,600	\$ 55,740,325	
Remaining Allocation					\$ 15,532,287
<b>Recommended Allocation (February 17, 2021)</b>					
Bayside High Structural Repair		\$ 400,000	\$ 400,000	\$ 400,000	\$ 15,132,287
Cocoa Beach Jr./Sr. High Central Energy Plant		\$ 600,000	\$ 600,000	\$ 600,000	\$ 14,532,287
Coquina Elementary Sanitary Sewer and Electrical		\$ 400,000	\$ 400,000	\$ 400,000	\$ 14,132,287
Eau Gallie High Central Energy Plant		\$ 350,000	\$ 350,000	\$ 350,000	\$ 13,782,287
Edgewood Jr./Sr. High Building 8 Building Envelope		\$ 550,000	\$ 550,000	\$ 550,000	\$ 13,232,287
Jupiter Elementary HVAC		\$ 300,000	\$ 300,000	\$ 300,000	\$ 12,932,287
Mila Elementary HVAC		\$ 800,000	\$ 800,000	\$ 800,000	\$ 12,132,287
Pinewood Elementary HVAC		\$ 600,000	\$ 600,000	\$ 600,000	\$ 11,532,287
Riviera Elementary HVAC		\$ 300,000	\$ 300,000	\$ 300,000	\$ 11,232,287
Satellite High HVAC		\$ 350,000	\$ 350,000	\$ 350,000	\$ 10,882,287
Titusville High HVAC		\$ 500,000	\$ 500,000	\$ 500,000	\$ 10,382,287
Fire Alarm Renewal (16 sites)		\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 8,882,287
Covered Walkways to Portables		\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 5,382,287
<b>Total Recommended Allocation 2.17.2021</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,150,000</b>	<b>\$ 10,150,000</b>	
<b>Total Allocation (pending approval 2.17.2021)</b>	<b>\$ 14,795,425</b>	<b>\$ 10,882,300</b>	<b>\$ 40,212,600</b>	<b>\$ 65,890,325</b>	
<b>Percent Allocation (pending approval 2.17.2021)</b>	<b>22%</b>	<b>17%</b>	<b>61%</b>	<b>100%</b>	
<b>Pending Additional Allocation Requests</b>					
Mila Elementary Building 9		\$ 500,000	\$ 500,000	\$ 500,000	
Central Transportation Roof		\$ 600,000	\$ 600,000	\$ 600,000	
Palm Bay Elevator (additional)		\$ 300,000	\$ 300,000	\$ 300,000	
Central Elevator (additional)		\$ 100,000	\$ 100,000	\$ 100,000	
New Security Project	\$ 2,000,000		\$ 2,000,000	\$ 2,000,000	
Satellite High Building Envelope		\$ 500,000	\$ 500,000	\$ 500,000	
	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 4,000,000	
<b>Total Allocation (pending requests/approval)</b>	<b>\$ 16,795,425</b>	<b>\$ 10,882,300</b>	<b>\$ 42,212,600</b>	<b>\$ 69,890,325</b>	
<b>Percent Allocation</b>	<b>24%</b>	<b>16%</b>	<b>60%</b>	<b>100%</b>	