



Independent Sales Surtax Oversight Committee Meeting (ISSOC)

March 24, 2022



PERSONAL | **PASSIONATE** | **PROGRESSIVE**

Agenda

- ✓ **Meeting Administration**
 - **Welcome and Roll Call**
 - **Approval of Prior Meeting Minutes**
 - **Public Comment**
- ✓ **Board & Public Communication Plan (Shimp)**
- ✓ **District Sales Tax Communication - Update**
- ✓ **Review of Sales Tax Funded Projects**
- ✓ **Revenue Collections and Projections**
- ✓ **Financial Report Review**
- ✓ **Motions and Votes**
- ✓ **Member Comments**

Meeting Administration

- **Welcome and Roll Call**
- **Remaining meeting dates in 2022**
 - ✓ June 23
 - ✓ September 22
 - ✓ December 8
- **Approval of Prior Meeting Minutes**
- **Public Comment**



Board Communication - Policy

Committee chair or designee shall report to the Board each quarter:

1. Minutes of the previous Committee meeting;
2. The Committee's determination of the degree to which the District's use and expenditure of surtax proceeds are consistent with the Plan and the approved project list;
3. The Committee's recommendations, if any, regarding the District's use and expenditure of surtax proceeds;
4. The Committee's recommendations, if any, regarding ways to improve communications with the public regarding the District's use and expenditures of surtax proceeds.

Board Communication - Recommendation

ISSOC Reports delivered to Board:

- **January, April, July**
 - **Senior Staff presentation and written report**
- **October**
 - **ISSOC Chairman presentation to Board**
 - **Senior Staff support**
 - **Committee Members may optionally attend**

Public Communication Plan - District

- **Multiple methods of engaging with and informing the community**
- **Plan execution is briefed at ISSOC meetings**
- **An additional ISSOC communication plan is desired**



Public Communication Plan - ISSOC

- **Plan Development – by October, 2022**
- **Working Group for draft development**
- **Chairman’s recommendation**



District Communication Plan - Update

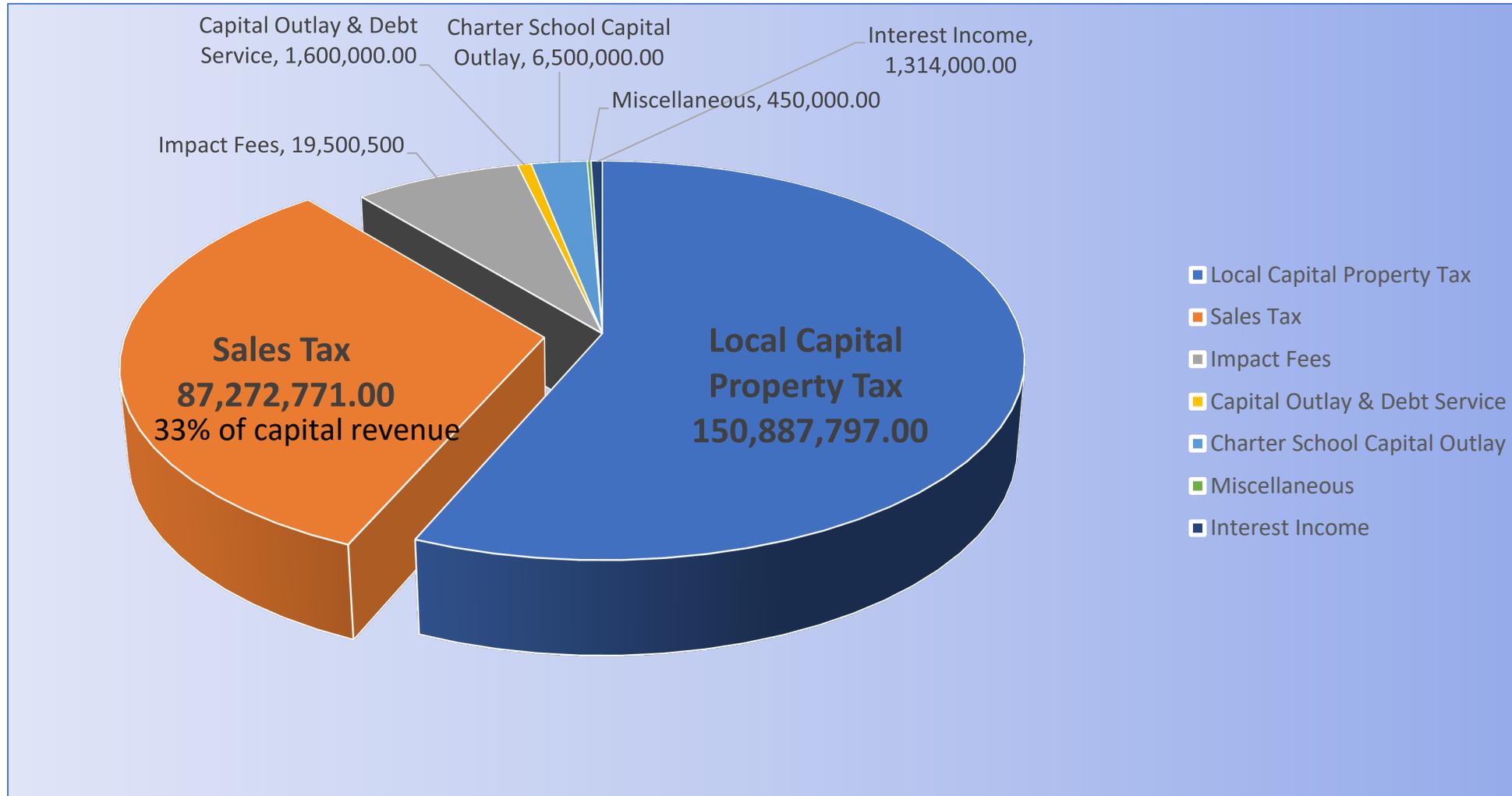
Telling our story of reinvesting in our community

- **Social Media**
- **District website**
- **Presentations**
- **Economic Impact Study**





FY22 Capital Revenue - \$267.5M

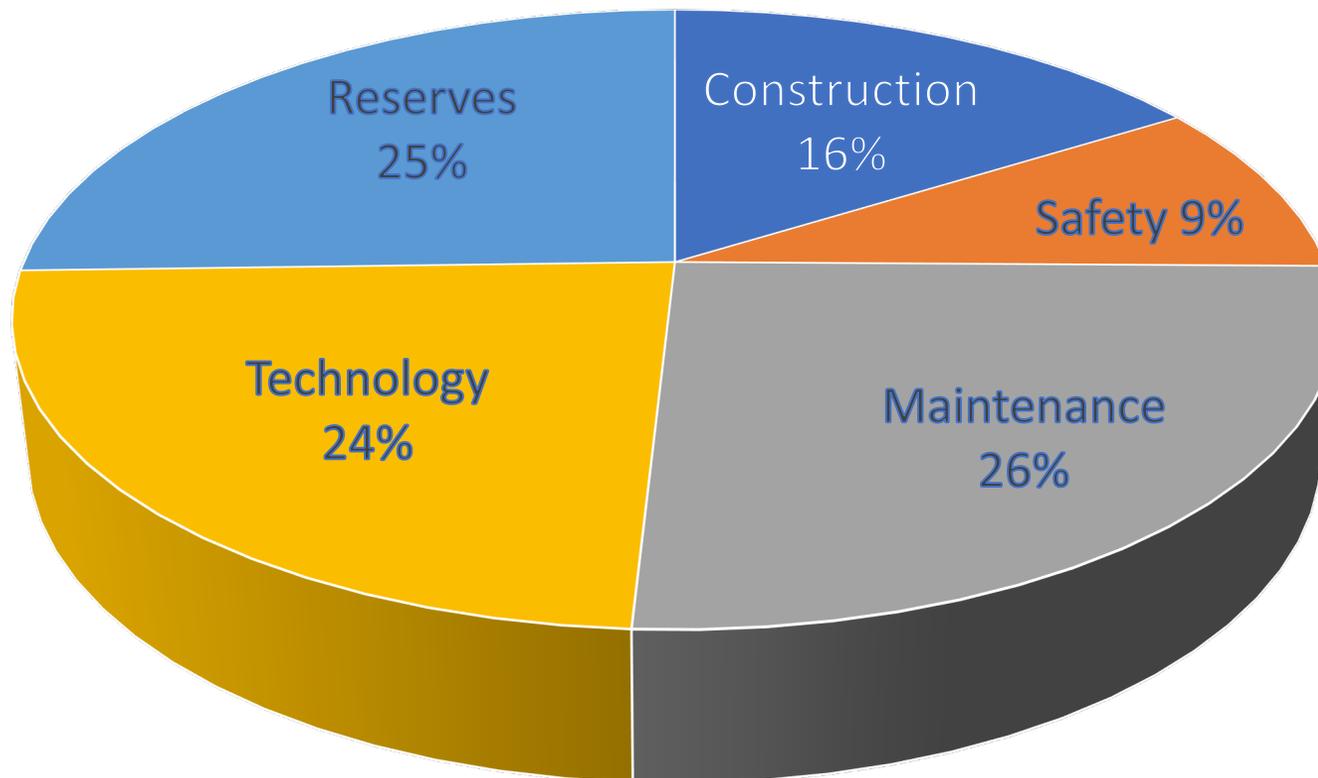


Note: This reflects new revenue in the capital funds and does not include fund balance



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

by Sales Tax Category – March 2022



■ 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 Renovation**
- ✓ **Fort Myers Tech Remodel**
- ✓ **G. Weaver Hipps Pre-K Addition**





“J” ELEMENTARY & “MM” ADDITION NEW CONSTRUCTION

✓ Phase I – Board Approved

Phase II – Board Approved

✓ Architect/MEP Began

✓ Building Official Began

✓ General Contractor Began

Construction Started

06.01.23 Substantial Completion Date

KEY HIGHLIGHTS

- “MM” drawings are 100% complete.
- “J” shell drawings are 100% complete. The interior build out drawings are 60% complete.

RIVERDALE HIGH CAMPUS RENOVATION



Phase I – Board Approved

Phase II – Board Approved

Architect/MEP Began

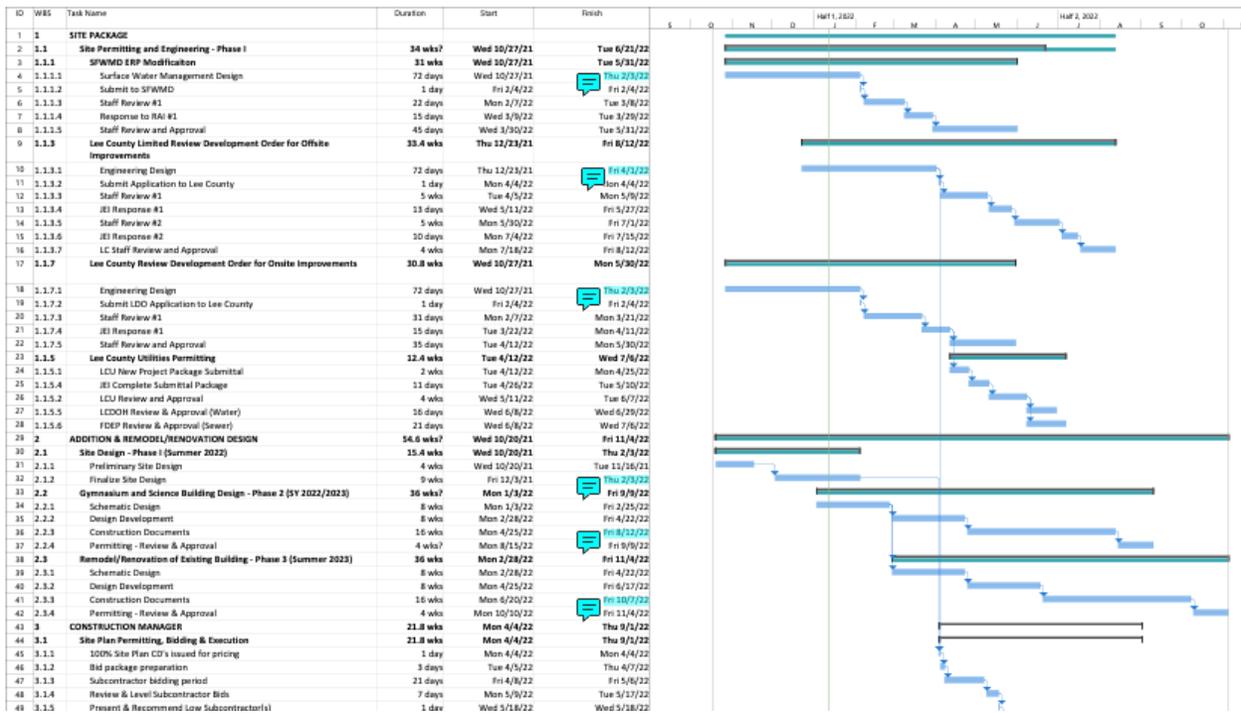
Building Official Began

General Contractor Began

Construction Started

2025

Substantial Completion Date



KEY HIGHLIGHTS

- Design - On Site Completed on 2.3.22
- Permits
 - SFWMD and Lee County submitted 2.4.22
 - Lee County Utilities submitted on 4.12.22
 - Off Site will be Completed on 4/1/22 - submitted to Lee County on 4-4-22
 - Gymnasium and Science Building Design will Completed on 8-12-22
 - Existing School Remodel Renovation Design will be Completed on 10-7-22

FRANKLIN PARK ELEMENTARY REMODEL – REBUILD PHASE I



Phase I – Board Approved



Phase II – Board Approved



Architect/MEP Began



Building Official Began

General Contractor Began

Construction Started

07.01.24

Substantial Completion Date

KEY HIGHLIGHTS

- Currently in the design phase



FORT MYERS TECHNICAL COLLEGE CAMPUS RENOVATION



Phase I – Board Approved



Phase II – Board Approved



Architect/MEP Began



Building Official Began



General Contractor Began

Construction Started

08.01.23

Substantial Completion Date

KEY HIGHLIGHTS

- Awaiting GMP submission for review.



G. WEAVER HIPPS PRE-K ADDITION – NEW CONSTRUCTION

- ✓ Phase I – Board Approved
- Phase II – Board Approved
- ✓ Architect/MEP Began
- ✓ Building Official Began
- ✓ General Contractor Began
- Construction Started
- TBD** Substantial Completion Date

KEY HIGHLIGHTS

- Design Phase
- Phase I Board approval on 02.08.22

Other FY22 Significant Budgeted Projects

(as of March 9th 2022)

- ❑ **Safety Improvements \$14,559,606**
- ❑ **Technology \$37,880,670**
 - ✓ School Technology Retrofit/Refresh
- ❑ **Maintenance \$41,022,283**
 - ✓ Windows and Flooring
 - ✓ Electrical and lighting upgrades
 - ✓ Building Improvements

Maintenance Services Completed Projects



Blinds Upgrade

Mariner Middle School – West Zone

Blinds Upgrade

Royal Palm Exceptional School – East Zone

School Re-paint Project

Orange River Elementary School – East Zone

School Re-paint Project

Hector Cafferata Elementary School – West Zone

School Re-paint Project

Skyline Elementary School – West Zone

School Re-paint Project

Dunbar High School – East Zone

School Re-Paint Project (Interior/Exterior) – Orange River Elementary (Project Recently Completed)



KEY HIGHLIGHTS

- The school had areas with cracks, mildew, fading, mold, wood rot and rust throughout.
- Work performed on this project::
 - Exterior Re-paint of All Buildings, Pavilions, Benches and Portables
 - Interior of All Classrooms and Bathrooms
 - Two Story Building – Re-paint Exterior and Entrance Doors Only
 - Special Building (Art Room, ESE Classes, & Music) – Re-paint Exterior, Entrance Doors and Interior Classroom Walls

Stairwell Re-Paint Project – Hector Cafferata Elementary School

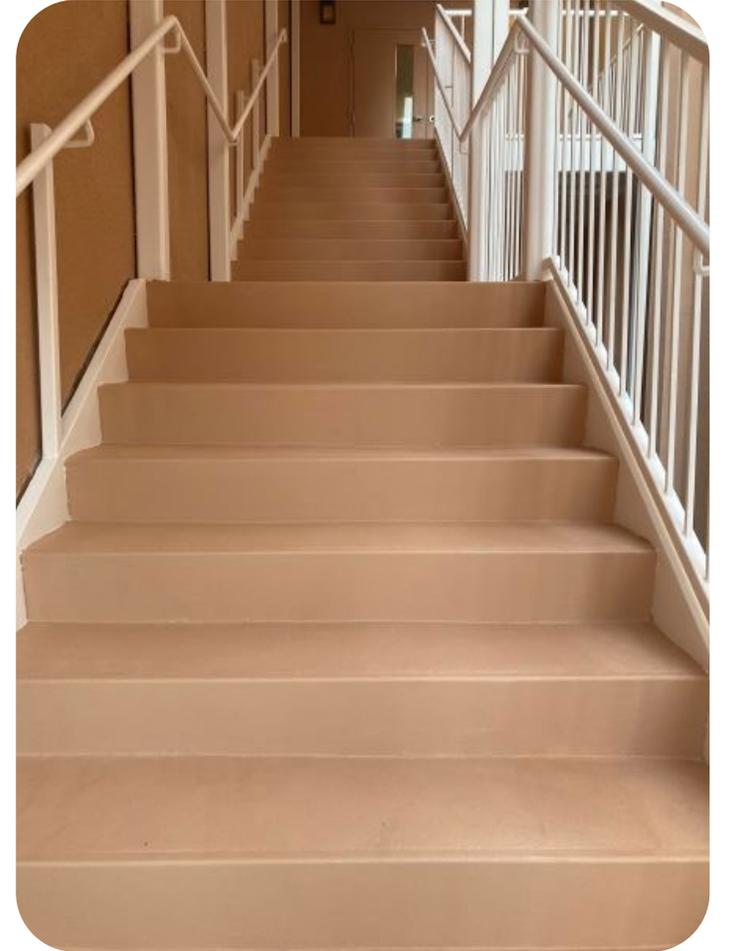
(Project Recently Completed)



Before Pictures

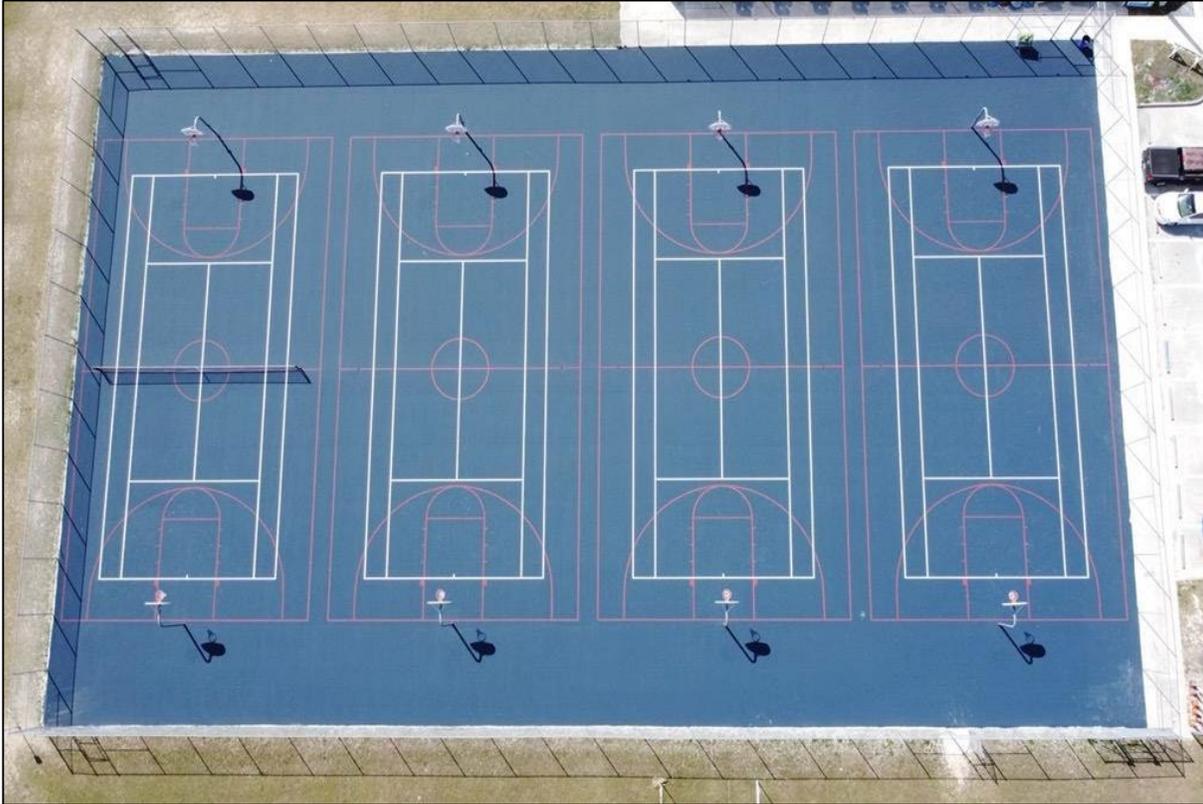
KEY HIGHLIGHTS

- Stairwells were painted
- Rusted areas were repaired/replaced.
- Stairwells were cracking and peeling.
- Rust was found on the stairwells, reflecting past puddling areas and water intrusion. This caused water and the elements to penetrate into the metal.



After Picture

Paving Upgrades (Completed Projects)



At Dunbar MS, original tennis courts were demoed, subsurface prepared and the new tennis court installed.

KEY HIGHLIGHTS

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

Completed FY22 Project Sites

Fort Myers HS – Tennis Courts - South Zone

Tanglewood ES – Sealcoat/Restripe – South Zone

Dunbar MS – Tennis Courts – South Zone

Trafalgar MS – Sealcoat/Restripe - West Zone

The Alva School – Sealcoat/Restripe - East Zone

Estero HS – Sealcoat/Restripe – South Zone

Orangewood ES – Sealcoat/Restripe - South Zone

Rayma C. Page ES – Sealcoat/Restripe - South Zone

Note: Mariner MS was the 12th project and it has been completed.

Maintenance Services

On-going Projects



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.
- **Targeting** completion in 2022.

FY22 Active Projects

Dunbar MS – South Zone

Hancock Creek ES – West Zone

Cape ES – West Zone

Littleton ES – West Zone

Trafalgar MS – West Zone

Mariner MS – West Zone

Pine Island ES – West Zone



New gutter design that will be used for these projects



Littleton Elementary School

Gutter Upgrades — Trafalgar MS, Pine Island ES, Littleton ES, Gulf ES, Skyline ES, Mariner MS

(Ongoing Projects)



Pine Island ES - Adding Additional



Mariner MS - Upgrades due to rust



Skyline ES - Adding Additional



Trafalgar MS - Upgrades due to rust



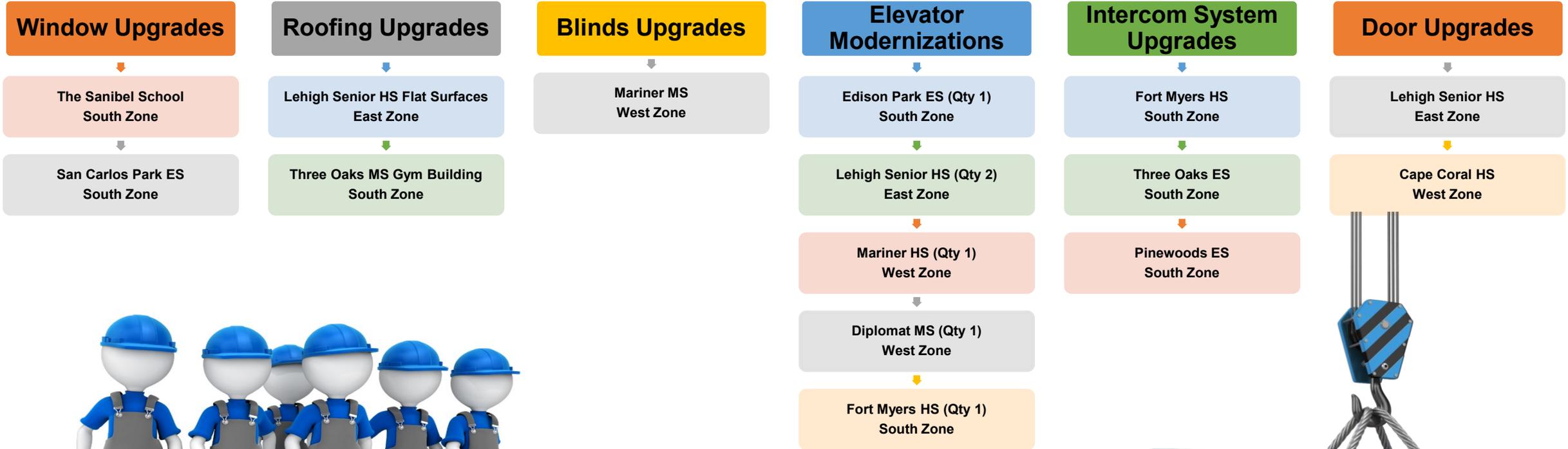
Littleton ES - Adding New



Gulf ES - Upgrades due to rust

Windows/Roofing/Blinds/Elevators/Intercoms/Doors

(Ongoing Projects)



Bathroom Flooring Upgrades – Trafalgar Middle School

(Upcoming Project)



KEY HIGHLIGHTS

- Floors are old, stained and deteriorated.
- Walls, partitions and fixtures are still in good condition.



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 July 2022.
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



Chiller Upgrade Project – Dunbar Middle School

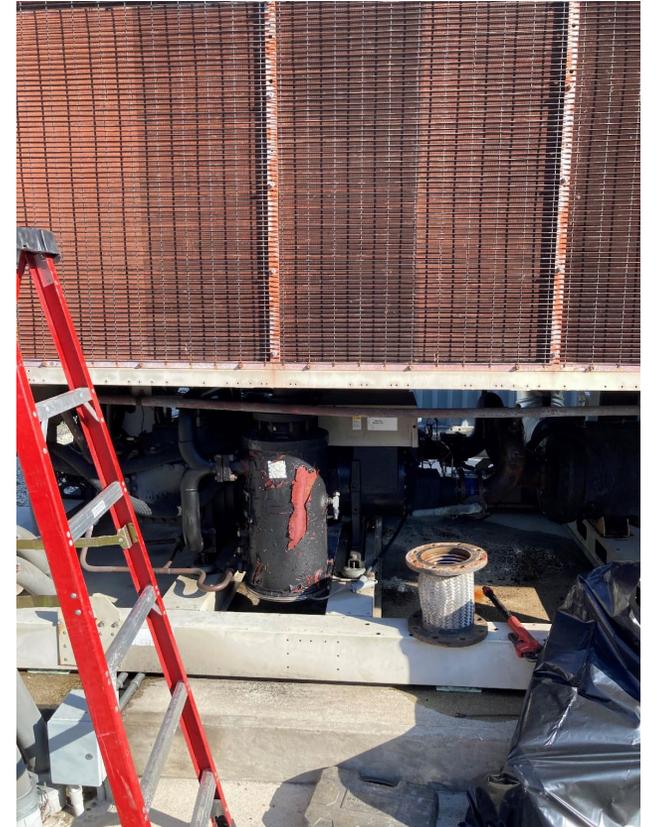
(Ongoing Project)



Additional Chiller Upgrade Projects (Ongoing Projects)

KEY HIGHLIGHTS

- **Manatee ES** – both chillers are set in place and operating. Additional work needs to be done.
75% completed
- **Bonita MS** – shipping of chillers delayed until 4/14/22. This will cause installation to begin at the end of the current school year.
10% completed
- **Dunbar MS** – chiller set in place and scheduled for start-up on 3/11/22.
50% completed
- **River Hall ES** – shipping of chillers have been delayed until 4/18/22. This will cause installation to begin at the end of the current school year.
10% completed



Restroom Upgrades (Ongoing Projects)

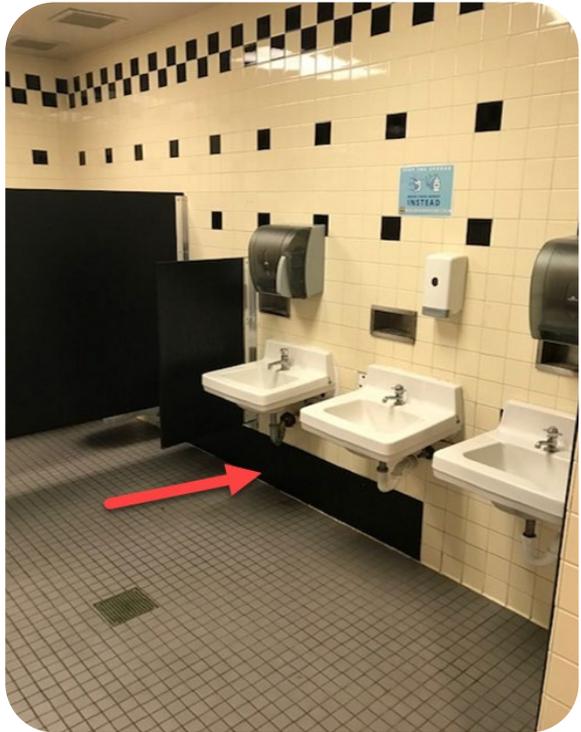
KEY HIGHLIGHTS

- 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.
- Both projects currently in a design phase.

School	Original Year of Construction
Cypress Lake High School	1967
North Fort Myers High School	1994

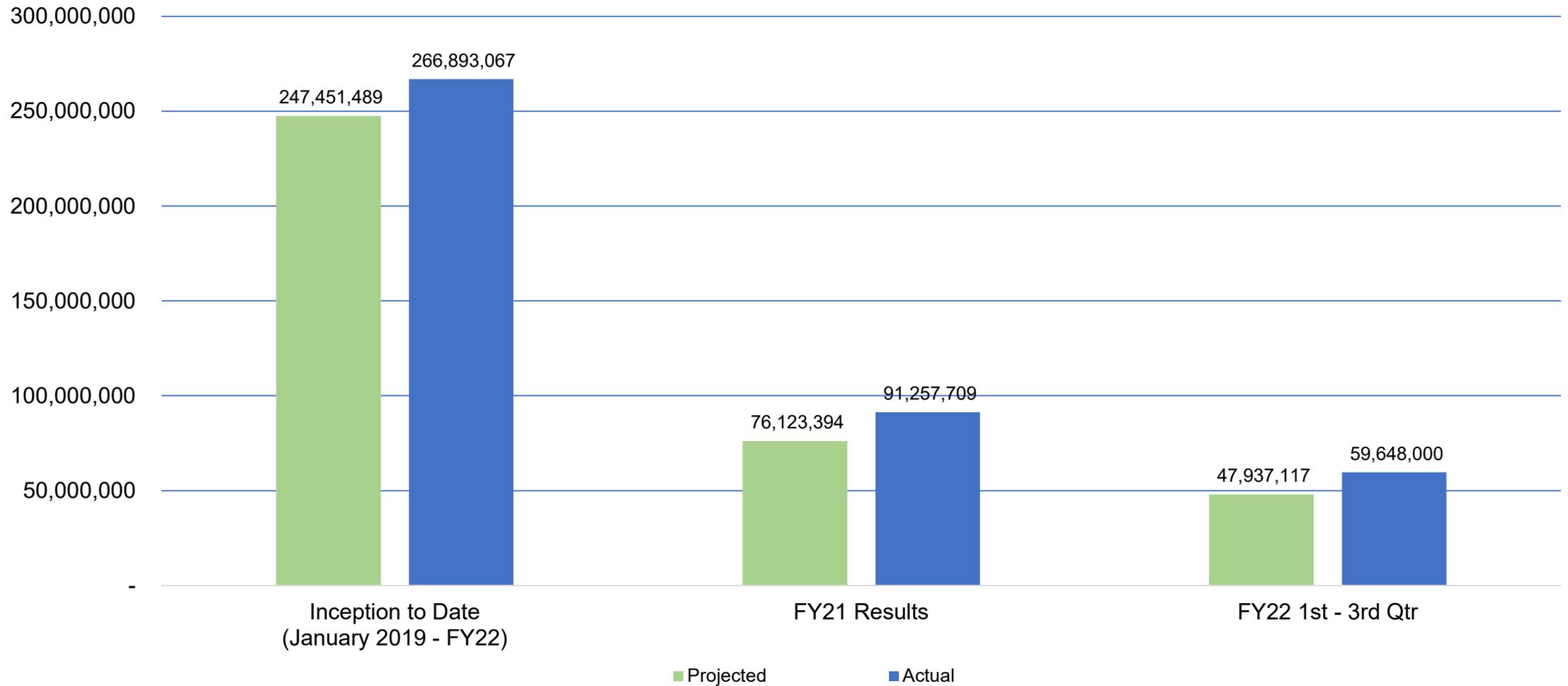


North Fort Myers High School



Cypress Lake High School

School District of Lee County Sales Tax Revenue as of 3/07/22



Revenue Tracking

as of 03/07/22

Month Earned	FY21 Revenue	FY22 Projected	FY22 Actual	Difference	% Difference
July	5,908,563	5,967,648	7,480,251	1,512,603	25%
August	5,664,877	5,721,526	6,931,128	1,209,602	21%
September*	2,134,487	2,155,832	2,986,385	830,553	39%
September	5,401,039	5,455,050	6,496,030	1,040,980	19%
October	5,724,316	5,781,559	6,748,364	966,805	17%
November	6,159,383	6,220,977	7,392,168	1,171,190	19%
December*	2,405,301	2,429,354	3,865,610	1,436,256	59%
December	6,547,756	6,613,234	8,239,957	1,626,723	25%
January	7,516,770	7,591,937	9,508,109	1,916,172	25%
February	7,072,322	6,907,529			
March*	2,610,261	2,403,800			
March	7,120,182	7,112,726			
April	8,853,701	7,321,873			
May	8,169,546	6,717,987			
June*	2,527,557	2,545,200			
June	7,441,647	6,326,538			
Total	91,257,709	87,272,771	59,648,000	11,710,883	

* Quarterly Discretionary

NOTE:\$2,527,557 Discretionary was earned in FY21 but recorded in FY22. For this report it is shown in FY21.

Discussion

Proposed Motions & Votes

- ✓ Related to Financials
- ✓ Related to Projects

