

MINUTES

Project Oversight Committee Meeting

1/21/2021 4:00 PM

Virtual TEAMS Meeting

In Attendance

Committee Members: Sandy Burke Bishop, Ben Flowers, Jake Lammers, Jim Mather, Mitch Aten

District Staff: Stephanie Doster, Greg Akin, Nadine Stephens, Ron Young, Debra Muller, Clint Griffin, Steve Grube, Tom Brown, Michelle Newman

Welcome

Ms. Muller welcomed everyone and convened the meeting at 4:07 pm.

Development Update

Ms. Stephanie Doster gave an update on Housing Developments in Volusia County. Several development maps with a corresponding development spreadsheet was shared with the committee members. Discussion pursued on the process followed by the VCSD when a development is being proposed.

Questions:

1. **Avalon is not on the spreadsheet shared. Have they submitted an application yet?**

No.

2. **If Avalon Park does apply, what do you anticipate it will they generate?**

Depending on it having multi-family or single-family homes, the calculations vary. They depend on type of property or dwelling unit. As an example, if they put 5,000 single family homes, which would generate 136 students total. And then they are further broken down for elementary, middle and high schools.

Deland Administration Center - Refurbish or Replacement

Mr. Ron Young talked to the committee about the Deland Administration Center (DAC). DAC is an old building with issues with staff overcrowding, ADA compliance and leakage of the entire envelop. Discussion needs to occur on replacing the whole compound as was discussed in the first ½ cent sales tax projects or upgrade the current building.

- **Upgrade Option:** To address the exterior only of the building i.e. sealing or replacing windows, finished tuckpointing, and some structural upgrades to meet the current codes would cost approximately \$7-9 m. Interior could run about \$4-5m. (so **approximately \$11-\$14m** to upgrade DAC).

- **New Construction:** Based on today's cost, the building of about 87,000 square ft facility, three story's high, would cost approximately **\$15-\$16m**.
- Mr. Griffin shared that due to the Technology infrastructure being very old in the board room, the district is struggling with day to day activities. It needs to be replenished but was put on hold because of the pending decision on whether or not we will go to a new building.
- Ms. Newman shared that there is also a safety and security issue as the boardroom is outdated. The layout is not conducive to save entry and exit. To add that to the midst, there is cost associated with updating the Dias area. The area should flow to ensure protection if there were an active assailant in the building or in the boardroom.
- **The Committee has requested more information before making a decision.**

Questions:

1. Will this construction include personnel from Brewster as well?

Yes, the intent is to have a facility to co-locate DAC, Brewster personnel, plus other people in the field.

2. How many people are there?

Initial number given was 200 but it needs further research.

3. Is the district considering a work from home policy that can maybe offset the people that don't have an office?

No, we have been told we are not going to work from home.

4. What kind of site is the district is currently looking at?

Options being looked at are selling the piece that is closest to SR44 (money shot) and keep the backside of it.

5. Has the market value of both pieces of property been taken into consideration? The property by Downtown Deland might be a better market value and could offset the \$2 m difference.

Yes. The district has already separated the front 4 acres at the corner of SR 44/4195 as surplus because the district had a possible sale on that. There is some conversation about the Beresford extension coming through there but awaiting confirmation from the city for that.

6. Would we be able to add a meeting space if we build a new building? Do we want to have the committee look at whether it would be proactive to also talk about just expanding Olson if there was enough room there and the prospect of adding on Olson for the meeting space.

The district did consider Olson but there are a couple of problems there. The back, about 20 acres, is very wet. There isn't adequate space at Olson. At one time there were conversations about a conference center on the east side of the Olson complex, which would cost about \$1.5m. There was also some feedback from personnel that the building should remain in DeLand due to county seat.

Sales Tax Update

Ms. Muller shared the sales tax numbers through October 2020 with the committee members. The first quarter collections were more this year than last year. The legislature is talking about sales tax on internet sales.

Expenditure Summary

The expenditure summary for the half-cent sales tax projects, broken out by different types of projects, the budget for this year and the actual amount spent year to date, was shared. Some of the negative balances are due to adjustments that are pending because a budget amendment has not been taken to the board.

Approval of Minutes

Motion to approve the November 19, 2020 minutes was made by Ms. Sandy Burke Bishop and seconded by Mr. Mather. The motion passed 5-0.

Member Comments

Ms. Burke Bishop:

- Would like to hear more from Mark Clinch, Chief Facilities Officer, Osceola County regarding high performing school buildings.
- Requested a WiFi update from Mr. Griffin. Mr. Griffin shared that the district does not have any control over being able to provide WiFi within district properties. For Pierson though, conversations have occurred with almost every carrier but there are just not enough homes for them to consider this. There is no fiber under the ground or in the power poles. That's what carriers would have to build out to be able to facilitate having services for those homes which has a major construction cost. The only real option there is a Verizon hotspot or Fuse Net which is a satellite provider.
- Halifax rezoning is still work in progress and district has already reviewed the Level of Service from the proposed rezoning.

Mr. Aten:

- Requested an ERP Implementation update: Mr. Griffin shared that an update will be presented to the board at the January 26th board meeting. Payroll was scheduled to go live in January of 2021 but in October a decision was made to change the date to July 1, 2021 to avoid mistakes with Payroll migration which is a high-profile job.

Other Updates

- **Osceola/Ortona Construction:** In the last board workshop, couple of board members wanted to look at the decision that was made in regards to Osceola/Ortona. Traffic is a big concern for revisiting this. Traffic study from Daytona Beach has been submitted and the district is waiting on the final review to resubmit it back to us. Another board workshop has been set to discuss specifically the Ortona/Osceola project on February 9, 2021 at 10:00 am. City of Ormond Beach does not want to lose a school on the beach side and have asked for our board to reconsider relocating the school on Osceola site instead of Ortona site.
- **Tomoka Elementary Master Plan:** Mr. Persis has also requested to look at the Tomoka master plan design. He wants to look at the possibility of bringing that project up in the design phase and start the construction. A swing school for Tomoka will be needed because it is on a small property and all students will have to be moved out for a period of time to be able to construct on the site. That was contingent upon Ortona/Osceola being completed.
- **Woodward Elementary:** Phase 2 is complete with additional parking now available on the north side of the school.

- **Athletic Lighting:** Sports field lighting will be complete next year. Board has requested to review the softball and baseball fields lightning.

One-to-One Deployment

Mr. Griffin provided an update on the 1:1 device deployment.

- 33,000 devices will be delivered to schools.
 - Devices were delivered to all high school last week.
 - Starting Monday the middle schools will have those devices delivered.
- Most schools are now in deployment phase of checking them out to all brick and mortar students and all the Volusia Live students that don't already have a device checked out.
- By this summer, the district is hoping to fully turn into a blended learning environment.
- If the students pivot to Volusia Live or have to quarantine due to COVID, they won't have to worry about a device.
- These students will be well positioned to be able to jump right into workplace or college and use those office products and be familiar with the Microsoft platform.

Adjourned

The meeting was adjourned at 5:50 pm.