

# MINUTES

## Project Oversight Committee Meeting

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5/23/2019 12:00 AM

**Facilities Services**

3750 Olson Drive, Daytona Beach, FL  
Bid Conference Room

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### In Attendance

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Sandy Burke Bishop, Jake Lammers, Jim Mather, Debra Muller, Saralee Morrissey, Nadine Stephens, Dolly Viderman, Ron Young, Tom Brown, Rob Brinson, Danny Seepersaud

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### Capital Budget

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#### **Pay as you go (PAYG) Scenario:**

PAYG makes it difficult to fund the very large projects, for example, replacement schools plus be able to do all the other projects. Mr. Brown shared information on George Marks. Last June a schematic design estimate was requested for George Marks which ended up at \$ 22.8m. In January - design development stage - a cost estimate came down to 21.2 m. Yesterday GMP was based on 100% documents of 19.7 m. After discussion with staff, the final GMP is \$19.4 m for a 15-month construction. Pierson GMP was 18.2m. There are some differences/issues. In Pierson and Chisholm, there is a bathroom in every single classroom but not in George Marks. Also, square footage is less. Design was critiqued and improvements were made. We condensed and removed what we could.

Further discussion was held on the two scenarios.

PAYG makes it difficult to construct Deltona Middle which is listed under the projects in FY23 (App \$55-60 M). In order to fund it in FY23 LCIF and half-cent monies were used. We need to build up the monies to do this. Two negatives of PAYG are – we are pushing out a school that should be ready to go this time next year and wrestling with saving up that large amount of money.

Ms. Morrissey mentioned that recent soil borings are reflecting unsuitable conditions and the need for pilings, which will significantly impact construction cost. District is looking at different scenarios. For example, the district has a site in the NE quadrant of Deltona but it is not near the majority of the population and would require a rezoning of the entire city, with none of the current Deltona Middle zone reassigned to the new site. Additionally, it lacks suitable infrastructure. Staff also looked at establishing a portable village on another site but logistics and costs don't result in any savings. Core samples will not be done till the end of June and staff is reevaluating the current site plan.

Ms. Morrissey discussed the three projects that are mentioned on the half cent project list for Osceola Elementary, exterior walls, doors and windows, and a new administration building. The committee questioned the reasonableness of the three projects and whether the investment would bring the school up to 21st century standards. Further discussion ensued and the Committee recommended that a more prudent approach and investment would be to consolidate Ortona and Osceola into one new school.

NSBMS is one of the sales tax projects and the district needs to address issues here. School is from 1981 and outdated. Cafeteria is very small and has fixed seating. It needs to be updated. Due to lack of seating, school has been compensating with the wood pavilion. HVAC campuswide is also a high priority.

### **Bonding:**

Second plan is to bond \$68m-75m.

Budget documents were shared.

The committee looked at PAYG and the Bonding documents with focus on the work program.

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### **Committee Recommendation**

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The committee felt **Bonding** would be most beneficial in order to address the projects on the projects' list.

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## Budget Workshop

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Capital budgets will be presented to the board on the June 6<sup>th</sup> budget workshop.

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## Other

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Chisholm elementary is about 5 weeks behind schedule. The contractor is working with the district on the move-in plan.

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## Next meeting:

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June 20<sup>th</sup> in the Bid Conference room.