

Alachua County  
Public Schools



# Facilities Update

June 2020

# Issues Raised

- Land acquisition/new construction not emphasized during Half-Cent campaign
- Purchase of property and construction of new school funded before projects at existing schools are underway
- Cost of the property is too high; questioning of appraisals and realtors
- Not enough public discussion of purchase
- Purchase of property during COVID-19

# Ballot Language



## Half-Cent Sales Surtax to Improve School Facilities

Shall the School Board of Alachua county levy a half-cent sales surtax to finance safety and security improvements; repair, renovation and remodeling of Board-owned schools, including modernization of classrooms, science labs and other spaces; technology; elimination of portable classrooms; new construction; **land acquisition and improvement**; and other school facilities projects; with oversight by an independent citizens' committee? The tax would begin January 1, 2019 and last twelve years

# District-Wide Needs

Modernize: replace, renovate or remodel old/outdated facilities

Maintenance: Roofing, HVAC, flooring, paint, windows/doors, etc.

Capacity: build new space, eliminate portables, etc.



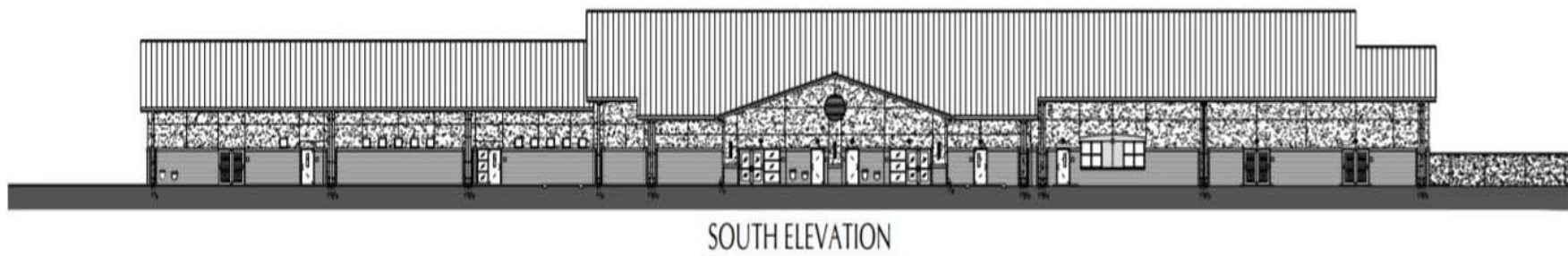
**Average district building is 34 years old, 41 years weighted by square footage**

# Project Updates: Reconstruction

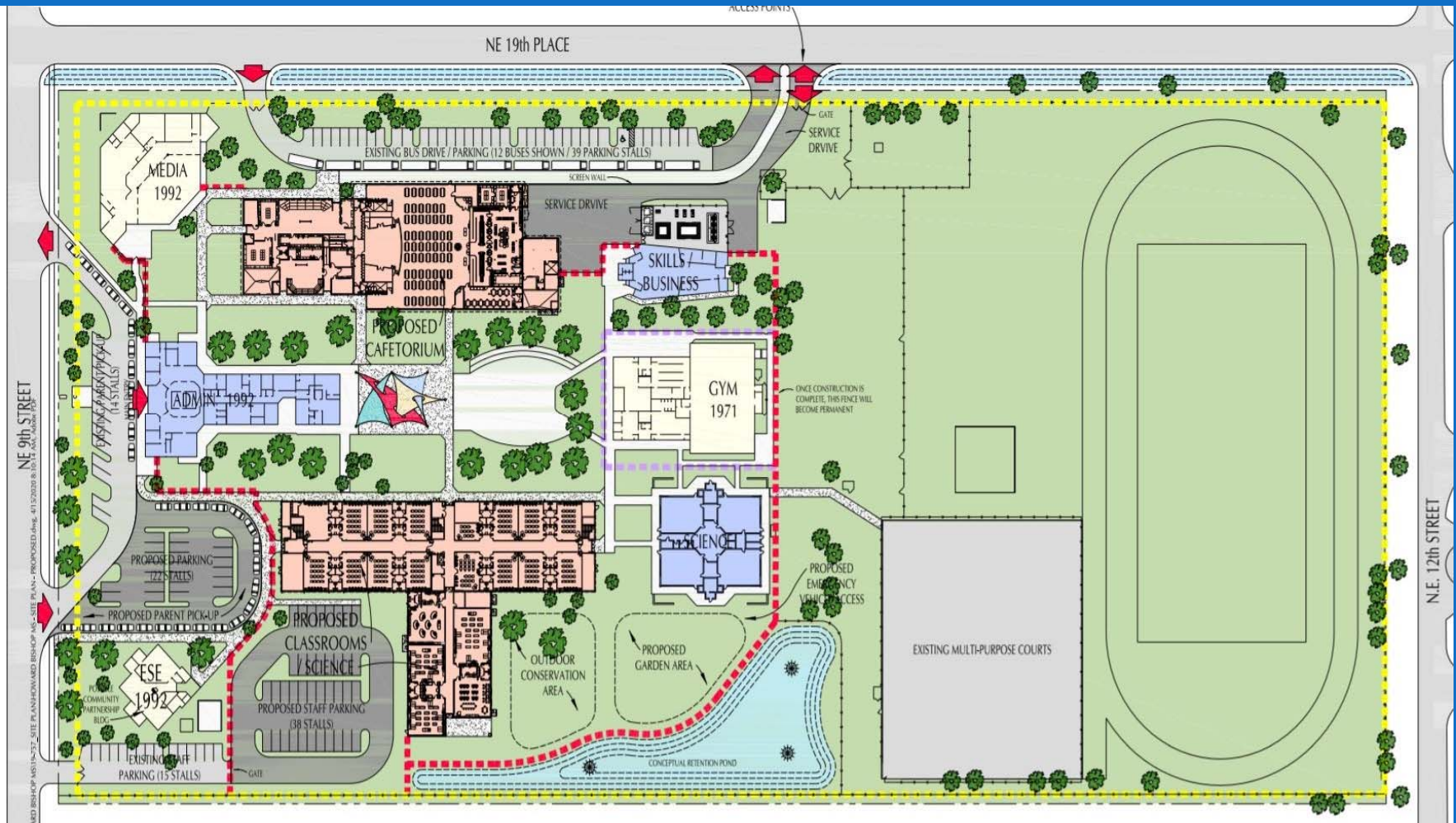
## Howard Bishop Middle (Target completion Fall 2021)

- Design plans complete
- Demolition to begin mid-July
- Transition school under construction
- Move out of existing buildings is underway

Cafeteria



# Howard Bishop Site Plan



# Reconstruction

## Metcalfe Elementary (Target completion Fall 2021)

- Design plans nearing completion
- Construction of new buildings to begin summer of 2020
- Students will remain on campus during construction



# Reconstruction

## Idylwild Elementary (Target completion Fall 2021)

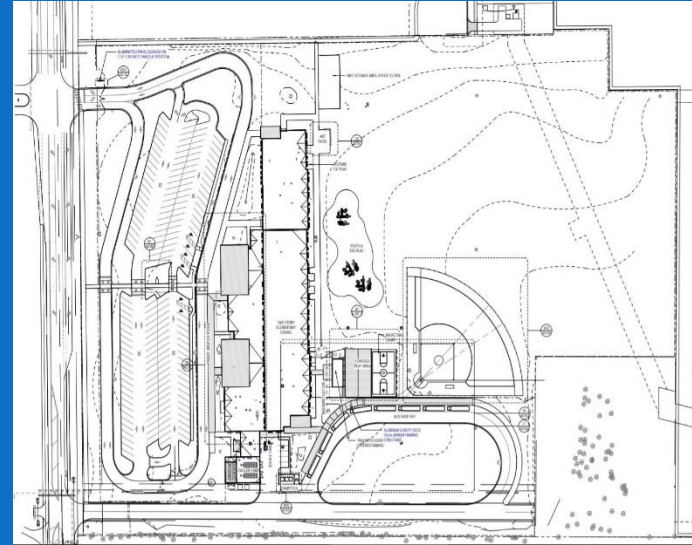
- Design plans 60% complete
- Demolition of existing buildings & construction of new buildings to begin summer of 2020
- Renovations of Prairie View transition school nearly complete; moving has begun





# Construction/Capacity Projects

- Design plans for **Elementary School I** complete. Construction to begin summer of 2020, with target completion in fall of 2021



- Selection of design professional for new 15-classroom building at **Oak View Middle School** underway

# Renovations/Remodeling



- Design work for renovation of **Santa Fe High School** auditorium is underway, with some preliminary improvements completed
- Design work for renovation of **Eastside High School** auditorium is underway
- Remodeling of a **Kanapaha Middle School** space to create additional classroom space is complete

# HVAC and/or Roof Replacements

## Completed



- **Duval Early Learning Academy** (classrooms, cafeteria, music/art)
- **Hawthorne Middle/High School** (kitchen and gym)
- **Gainesville High School** (9<sup>th</sup> grade center)
- **Terwilliger Elementary** (classrooms and food service)
- **Sidney Lanier School** (art)
- **Alachua Elementary** (classrooms)
- **Newberry High School** (gym)

# HVAC and/or Roof Replacements

## Completed (cont'd)

- **Oak View Middle School**  
(HVAC controls)
- **Kanapaha Middle School**  
(HVAC controls)
- **Wiles Elementary**  
(cooling towers/controls,  
food service/music)
- **Santa Fe High School**  
(classrooms and vocational)
- **Hidden Oak Elementary**  
(cooling towers and controls)
- **Talbot Elementary**  
(cooling towers and controls)



# HVAC and/or Roof Replacements

## Underway:

- **Eastside High School**  
(9<sup>th</sup> grade center)
- **Gainesville High School**  
(auditorium/music)
- **Irby Elementary School**  
(media center & AV labs)
- **Newberry High School**  
(science classrooms)
- **Buchholz High School** (gym)
- **Santa Fe High School** (gym)
- **A. Quinn Jones** (classrooms,  
administration & food service)



# Security Upgrades

- Security-related projects, primarily fencing and security gates, completed at: **Alachua Elementary, Duval ELA, Shell Elementary, Westwood Middle, Mebane Middle, Gainesville High, Hawthorne Middle/High, and Santa Fe High**



- Installation of new security door locks at all schools except those undergoing major reconstruction to begin this summer

# Maintenance

## HVAC/Energy Upgrades and Repairs

- Archer, Bishop, Chiles, Duval, Foster, Norton, Hawthorne, High Springs, Irby, Kanapaha, Lake Forest, Lanier, Lincoln, Littlewood, Meadowbrook, Mebane, Oak View, Rawlings, SFHS, Westwood, Williams

## Flooring

- Archer, BHS, Chiles, EHS, Fort Clarke, Foster, Hawthorne, Hidden Oak, High Springs, Irby, Kanapaha, Lake Forest, Lincoln, Mebane, Oak View, SFHS, Shell, Talbot, Wiles

# School-Selected Improvements

- \$50,000 Half-Cent allocation for each school
- Playgrounds, furniture, digital marquees, bleachers, sensory paths and other items
- Approval by SAC required
- Similar projects 'grouped' to save \$





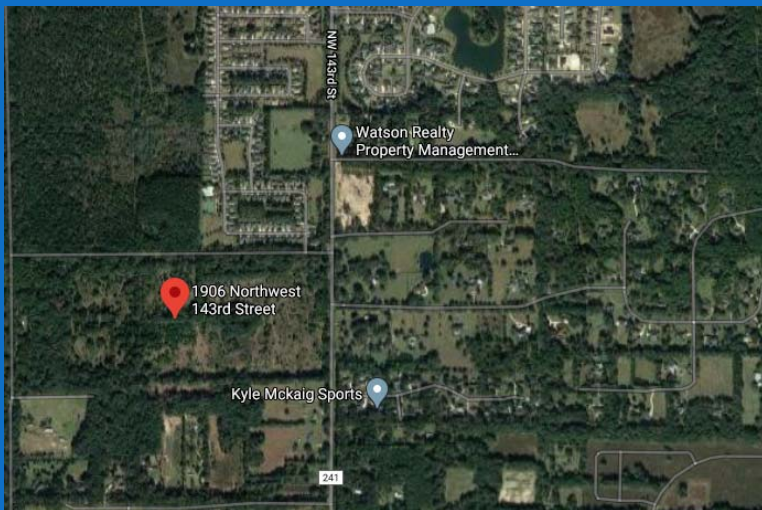
# Property Improvements

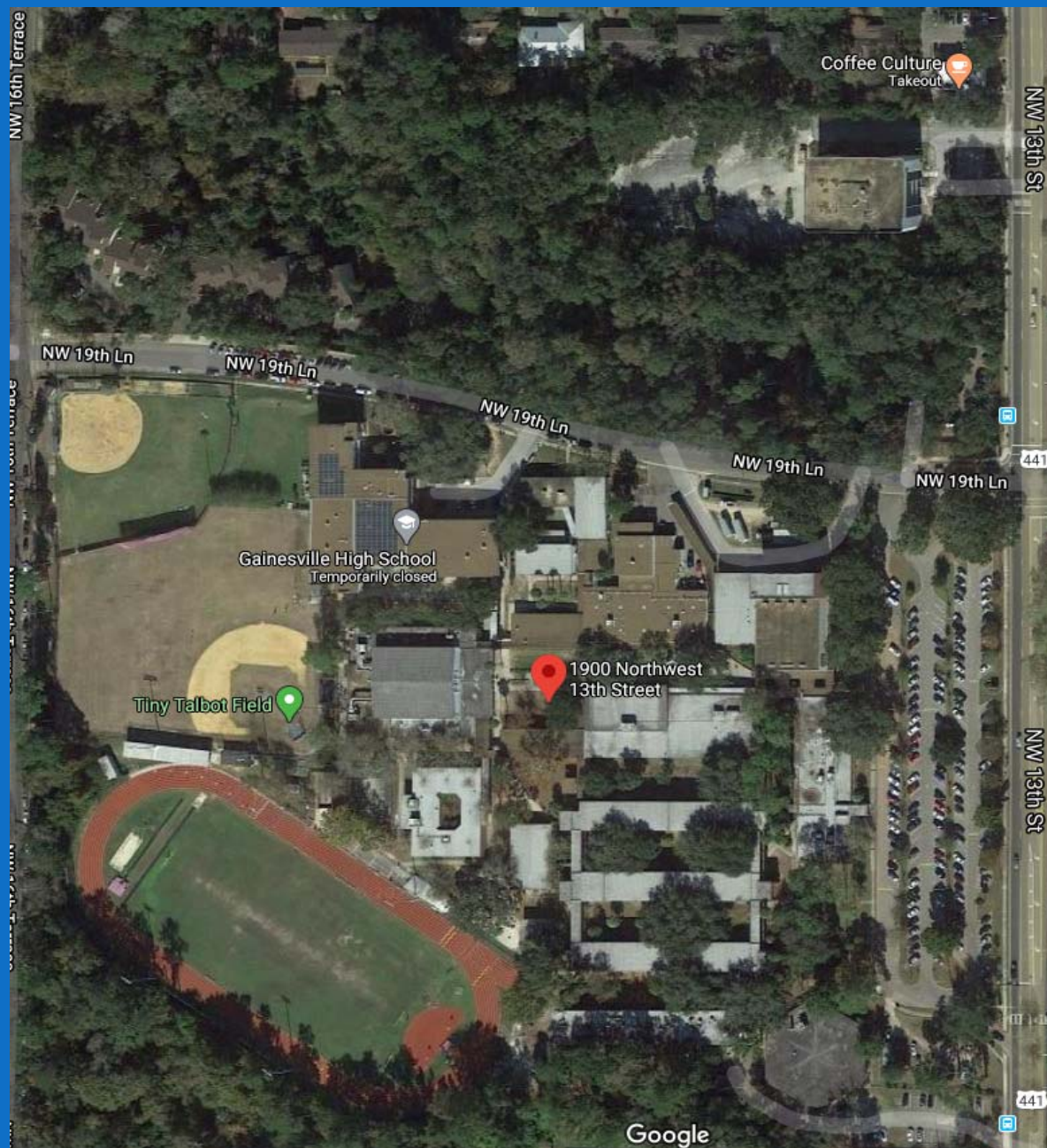
- Drainage improvements at **Lincoln Middle School** and **Williams Elementary School** campuses are complete (cooperative project with Wild Spaces/Public Places)
- Parking lot reconstruction at **Stephen Foster Elementary School** is complete
- Redesign plans for **the Wiles Elementary School** parking lot are complete and construction is underway



# Land Acquisition

- The district will be closing the week of June 1 on property in Jonesville for a future school
- Purchase of property next to **Gainesville High** to be used for reconstruction under evaluation





# Facilities Updates Online

## www.sbac.edu



**ALACHUA COUNTY PUBLIC SCHOOLS**

We are committed to the success of every student.

STUDENTS FAMILIES STAFF COMMUNITY

Home District Departments Employment School Board COVID-19 UPDATE

FACILITIES UPDATE BACK TO SCHOOL

## Revitalizing Alachua County Public Schools

Thanks to the citizens of Alachua County, the work of creating high-quality learning environments for all our students is now underway.

With the revenues from the Half-Cent for School and local property taxes, major facilities improvements are coming to all Alachua County Public Schools. Many of those projects are already completed or underway. You can learn more about our district-wide progress [here](#). You can find a complete, school-by-school list of all the work planned, timeliness and additional updates at our [Story Map](#).

On this site you'll also find information about the independent citizen's oversight committee that is reviewing all expenditures from the Half-Cent for Schools to ensure the money is being spent as voters intended.

Thank you, Alachua County, for your investment in our community's schools!

- [Project Update Summary](#)
- [Story Map](#)



## Additional Links

Alachua County Public Schools has held a variety of public meetings about our ongoing facilities projects. You can find links to videos, presentations and other information from those meetings below.

### Transitional School

[Transitional School Workshop Video \(3/4/20\)](#)

[Transitional School Workshop Powerpoint \(3/4/20\)](#)

Traffic Study Analyses for:

[Westwood Middle](#)

[Howard Bishop Middle](#)

## Oversight Committee

Responsibilities and Guidelines

Meeting Agendas, Minutes, Reports



9:29 AM  
5/28/2020

20

# Certificates of Participation Series 2020 Projects

Facilities Description	Estimated Project Costs	
Westwood Transition School	\$	8,083,244
Elementary I		30,198,801
Metcalfe Elementary		18,658,113
Bishop Middle		24,513,881
<u>Idylwild Elementary</u>		20,391,130
Oak View Classroom Building		8,911,810
<b>Total</b>	<b>\$</b>	<b>110,756,979</b>

# Financing Schedule

April 21, 2020 – Board Authorization

May 1, 2020 – Ratings Presentation

May 7, 2020 – Receive Ratings

May 14, 2020 – Preliminary Offering Statement Posting Date

May 19, 2020 – Pricing Date

May 28, 2020 – Estimated Closing Date

# Sales Surtax Coverage

## Certificates of Participation, Series 2020

- Lease payments will be made from the Discretionary Sales Surtax Revenue Collections
- Principal paid from July 1, 2021 through July 1, 2030
- 1.93 Coverage based on the FY 2019 sales tax collections
- Current Fund Balance of \$19.67 Million in Sales Tax Receipts available (as of March 2020)

# Series 2020 Maturity and Yields

<u>Maturity (July 1)</u>	<u>Principal Amount</u>	<u>Bond Yield</u>
2021	7,325,000	0.61%
2022	7,700,000	0.72%
2023	8,095,000	0.86%
2024	8,510,000	1.01%
2025	8,945,000	1.16%
2026	9,405,000	1.27%
2027	9,885,000	1.39%
2028	10,395,000	1.53%
2029	10,925,000	1.63%
2030	11,490,000	1.76%



# Bond Comparisons

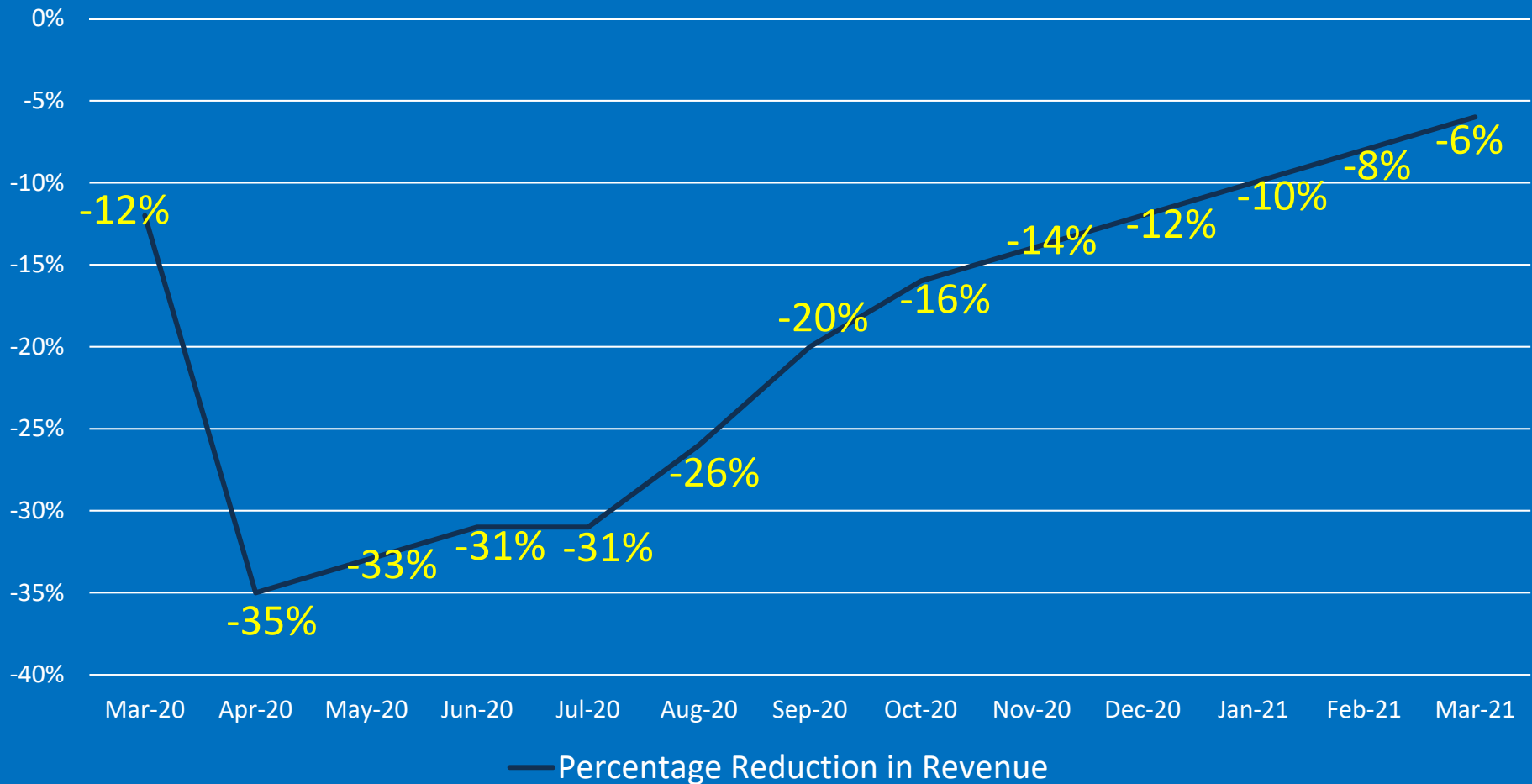
District	Date	Amount	Maturity	True Interest Cost
Palm Beach	5/5/20	\$103,820,000	2034	2.83%
Broward	5/6/20	\$202,590,000	2034	2.71%
Hillsborough	5/13/20	\$133,230,000	2029	1.81%
Bay	5/15/20	\$46,575,000	2040	2.79%
<b>Alachua</b>	5/19/20	\$92,675,000	2030	<b>1.46%</b>

**Lower true interest cost = savings for the district**

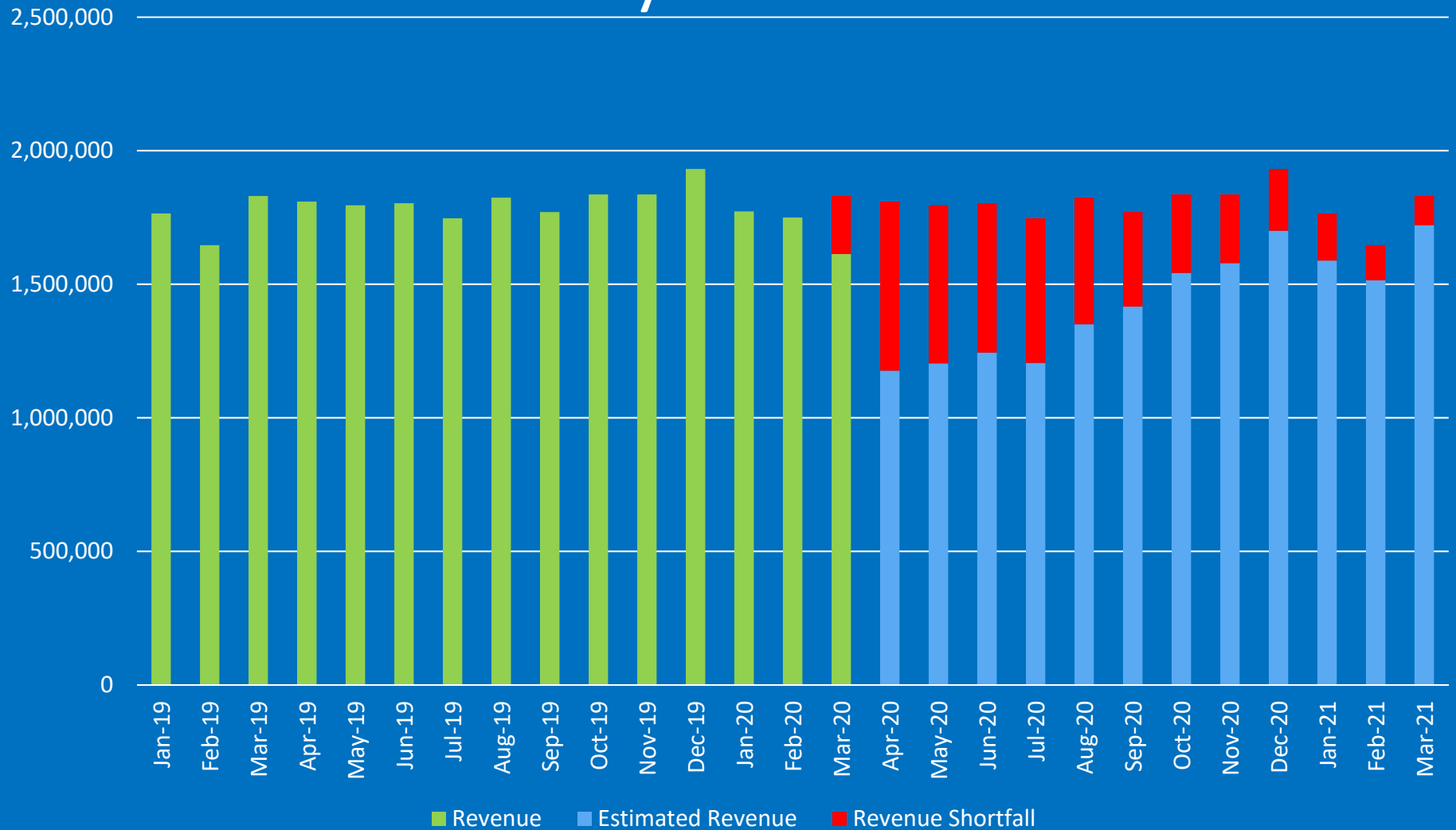
# Interest Rate Summary: Alachua County Public Schools COPS

Series Name	Mode	Issue Size	Outstanding Par	Interest Rate	Final Maturity
Series 2010A	Fixed Rate	11,211,997	11,211,997	4.98%	8/15/2027
Series 2010B	Fixed Rate	7,163,003	3,813,445	4.49%	8/15/2027
Series 2010C	Fixed Rate	9,872,500	3,541,500	2.89%	7/1/2021
Series 2011	Fixed Rate	9,629,900	3,501,900	2.94%	7/1/2021
Series 2013	Fixed Rate	20,285,000	20,075,000	3.05%	7/1/2029
Series 2020	Fixed Rate	111,492,660	111,492,660	1.46%	7/1/2030

# Estimated Reduction in Surtax Revenue



# Half Penny Surtax Revenue



Total Estimated Shortfall: \$4.5 Million

# Facility plan includes nearly \$90 million contingency fund

## Total Combined 12 year Capital Funding

	<u>Estimated Tax Roll</u>	<u>Estimated 1.5 Mill Rev</u>	<u>Debt Service Payments</u>	<u>General Fund Transfer</u>	<u>Estimated 1.5 Mill Funds Available</u>	<u>Estimated Surtax Revenue</u>	<u>Combined Capital Funds</u>
2019	\$ 17,224,018,082	\$ 24,802,587	\$ 6,772,183	\$ 5,000,000	\$ 13,030,404	\$ 23,410,832	\$ 36,441,236
2020	17,912,978,805	25,794,690	6,572,863	4,500,000	14,721,827	23,410,832	38,132,658
2021	18,629,497,957	26,826,478	6,782,151	4,000,000	16,044,327	23,410,832	39,455,158
2022	19,374,677,876	27,899,537	3,976,212	3,500,000	20,423,325	23,410,832	43,834,157
2023	20,149,664,991	29,015,518	3,973,447	3,000,000	22,042,071	23,410,832	45,452,903
2024	20,955,651,590	30,176,139	3,975,417	2,500,000	23,700,722	23,410,832	47,111,554
2025	21,793,877,654	31,383,184	3,976,621	2,000,000	25,406,563	23,410,832	48,817,395
2026	22,665,632,760	32,638,512	3,976,509	1,500,000	27,162,003	23,410,832	50,572,834
2027	23,572,258,071	33,944,052	3,975,930		29,968,122	23,410,832	53,378,953
2028	24,515,148,393	35,301,814	3,450,254		31,851,560	23,410,832	55,262,392
2029	25,495,754,329	36,713,887	2,913,525		33,800,362	23,410,832	57,211,194
2030	26,515,584,502	38,182,442			38,182,442	23,410,832	61,593,274
		372,678,840			\$ 296,333,728	\$ 280,929,979	\$ 577,263,707

30% Hold Back 1.5 Mill 88,900,119

Total Project Budget \$ 488,363,589

# School Planning Advisory Committee

- Required under inter-local agreement
- Includes representatives chosen by county, local municipalities and ACPS
- Met for nearly a year to review 1000+ potential elementary school sites
- Sanders property was top choice of SPAC for new elementary school site
- Property was sold before SPAC could present recommendation to School Board
- Second choice (Oakmont) recommended Nov. 2018

# Purchase Timeline

11/12/18: Request for Qualifications (RFQ) #19-20 issued for Commercial Real Estate Services

1/14/19: Interviews with and ranking of Bosshardt/Team Ryals (1) & Front Street (2)

February 2019: Emerson appraisal (\$3,550,000)

March-April, 2019: Team Ryals leaves Bosshardt to join Colliers

April-May, 2019: Requested and received updated qualifications from Bosshardt and Colliers

6/18/19: Facilities team re-ranks realtors (Colliers #1, Front Street #2, Bosshardt #3)

# Purchase Timeline

7/9/19: District is advised Sanders property may again become available

October-December 2019: Santangini appraisal (\$3,520,000) and Covert appraisal (\$3,840,000)

2/4/20: Board workshop on long range facilities planning and site acquisition

February 2020: Staff negotiates purchase price contingent upon Board approval and review of property

2/26/2020: Superintendent provides Board with update on status of purchase



# Purchase Timeline

3/30/20: Superintendent provides board with update on status of purchase

3/31/20: Executed Option Contract to purchase property

4/4/20: Legal ad published in Gainesville Sun (at least 30 days prior to board action)

4/28/20: Board agenda, including information on purchase, posted online

5/5/20: Board votes 3-2 to approve purchase of property (\$3,680,000)

# The 2019 Florida Statutes

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[Title XLVIII](#)

K-20 EDUCATION CODE

[Chapter 1013](#)

EDUCATIONAL FACILITIES

[View Entire Chapter](#)

**1013.14** Proposed purchase of real property by a board; confidentiality of records; procedure.—

(1)(a) In any case in which a board, pursuant to the provisions of this chapter, seeks to acquire by purchase any real property for educational purposes, every appraisal, offer, or counteroffer must be in writing and is exempt from the provisions of s. [119.07\(1\)](#) until an option contract is executed or, if no option contract is executed, until 30 days before a contract or agreement for purchase is considered for approval by the board. If a contract or agreement for purchase is not submitted to the board for approval, the exemption from s. [119.07\(1\)](#) shall expire 30 days after the termination of negotiations. The board shall maintain complete and accurate records of every such appraisal, offer, and counteroffer. For the purposes of this section, the term “option contract” means an agreement by the board to purchase a piece of property, subject to the approval of the board at a public meeting after 30 days’ public notice.

# Moving Forward

- Improve communication timeline with Half-Cent Oversight Committee; more 'front end' information
- Agendas/backup information for all publicly-noticed board meetings involving half-cent projects will be emailed directly to committee members
- Committee members will receive direct invitations to all board workshops on facilities-related issues
- District will review real estate procedures, implement 'best practices' of other districts
- District will continue to closely monitor project costs
- Continue to closely monitor financial data/projections

# Questions?