

MINUTES

Project Oversight Committee Meeting

11/19/2020 4:00 PM

TEAMs Virtual Meeting

In Attendance

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

District Staff: Deb Muller, Greg Akin, Steve Grube, Ron Young, Dave Biletto, Andrew Ward, Clint Griffin, Michelle Newman, Dolly Viderman

Avalon Park: Beat Kahli, Trey Fragala, Ross Halle

Osceola County Schools: Marc Clinch

Other Guests: Meghan White, Heather McKeen, Jeffrey Phillips, Bernardo Perez, Bertica Morris, Len Moser, Brian Morris

Call to Order

Ms. Muller called the meeting to order at 4:01 pm. After brief introduction, Mr. Beat Kahli started the Avalon Park Presentation.

Avalon Park Presentation

Mr. Kahli, CEO and President of Avalon Park Group, gave an overview of the Avalon Park project to the committee members. He shared who they are and why they are passionate about schools and using land to its full potential. He mentioned that the Avalon Park staff had some discussions with Superintendent Fritz before the pandemic. Mr. Kahli said that they want to build a community where people can live, learn, work and play, particularly a community for families that are very engaged in providing jobs. Thousands of high-tech jobs were created in Avalon Park in Orange County.

Mr. Kahli introduced Mr. Ross Halle, Senior Vice President, Avalon Park Group and Town Architect and Planner with them for 21 years, and Chief Planner, Mr. Trey Fragala, for 15 years.

The presentation was turned over to Mr. Fragala. He went over the slides in the presentation. Some of the highlights are as follows:

- **Project Site:** 3,000 acres west of I-95, north of LPGA, just south of State Road 40. Conceptual site plan was shared.
- **Traditional Neighborhood Concept:** Mixed use downtown center where there will be single family residences, both attached and detached, multi-family residential unit as well

as commercial retail and non-residential. It focuses around traditional neighborhood principles of walkable community oriented towards pedestrians, graded network of streets, diverse mix of housing and active and passive recreational opportunities. 1000 acres along the western edge of the Tiger Bay State Forest will be preserved.

- **Mixed Housing:** Smaller homes (1800-1900 sq. ft.) next to larger homes (3,000-5,000 sq. ft.)
- **Partnership:** It is the biggest element of how Avalon Park development occurs. Examples of some partnership include environmental groups, government agencies, and water management district, and school boards. Currently partnered with Orange County Schools, Pasco County Schools and Lake County Schools.
- **Seeking an opportunity to provide services in Volusia County.**

After the presentation, the following questions were asked by the committee to better understand the Avalon Park concept.

Questions:

1. **What kind of timing are you looking at and how much housing would you have established before you want to introduce a new school or have a new school ready?**

Construction would begin in 2022 with the opening in 2023. 500 homes would first be built which would mean in the next five years, two and a half thousand homes would be built. Typically, K through 12 schools are built incrementally.

2. **What conversations have taken place so far? What is the staff's opinion on it?**

In-depth discussions were held with Superintendent Fritz several months ago. Facilities staff have had several face-to-face meetings with the Avalon Park group and several virtual conversations have occurred to try to focus on the needs, timing and type of programs and schools. Avalon Park development was visited in March.

3. **What will the development look like? Would it be as an elementary school, a middle school, or is it some form of combined school?**

Volusia County staff have looked at it in terms of elementary school. Currently there is capacity at Champion Elementary School. The staff is considering potentially a Middle-High School, a STEM program or a magnet program in there that would be unique.

4. **Do you let children in from other communities or is this private?**

The schools are open to anybody. The innovation would be to build the best schools in Volusia County.

5. **Could you adopt a school, for example, Champion Elementary?**

Numerous internships are available. Multiple events are held in the community. Avalon Park group wants to make sure its teachers can live in their community. The goal is to stay for the long run. Avalon Park is a for profit enterprise but believes in investing in the community.

6. **How does it impact the 1/2 cent sales tax projects? Will this cannibalize the local skilled labor and how's that going to impact projects that we already have going?**

There is nothing on the five-year plan for a school like this. More planning and resources would be needed.

7. **Do you have a specific number of acres set aside? Would they have any more sites in the future based on growth, and would they be in the same area? How do you work with the**

District with the financing and in the development of numbers?

Land is a great value and resource when used properly. It has not been determined yet what will be set aside for a K through 12 school yet. Site standard requirements are considered but the goal is to utilize the land resources in the best possible way. Schools are built on a lot less land through creative architecture planning than is just prescribed typically through the public process. The financial model depends on the overall program. Avalon Park Group is well aware of the constraints of Volusia County Public Schools budget shortfall and are very confident that they can come up with a plan to build quality schools.

Before leaving Mr. Kahli encouraged the group to visit the finished product and take a tour of it.

High Performance Schools Presentation

Mr. Grube introduced Mr. Marc Clinch, Chief Facilities Officer from School District of Osceola County.

Mr. Clinch shared the focus of the presentation will be on how to reduce operational costs with high performance school buildings which equals ultra-low energy usage. He shared that schools districts use two different funding sources - Capital funding funds construction projects and Operational funds for day to day operations.

Highlights from the presentation are as follows:

- School districts spend \$6B on energy. It is the largest operational cost that school districts have, second only to salary.
- Prototypes for both a traditional and high performing school was shared. High performance equals ultra-low energy usage.
- Neo City Academy is saving us 115,000 a year.
- High performance is not about spending a ton of money. It's minimal premiums, with a really quick return on investment.
- Taking the building to net zero energy, which means that we are producing more energy than we are consuming on an annual basis. Zero energy can be subdivided into net zero or net positive.
- Dedicated Outdoor Air System- DOAS to monitor our CO². If CO² is high, it effect performance.
- Water penetration testing and attention to detail.

Question from this discussion:

1. **Have you had any experience with renovating an older facility?**

Yes, High performance is a player in renovations, but it depends to the extent of the renovation that you envision.

2. **Would a tour be possible?**

Yes, tour of both Neo City Academy or Osceola Business Academy can be provided or of Canoe Creek that is currently in construction.

3. **Can you share more on the third party commissioning and who controls and oversees that?**

OCPS have commissioning under the owner, and have continuing term service vendors that

are used (currently 3 selected) that are rotated from project to project. Couple of those commissioning agents also do mechanical design. If a mechanical designer is used, they are not used for commissioning. Commissioning on a new construction ensures that requirements are being met. Retro commissioning is going into an existing building and getting things tuned back in.

4. **How do you handle the commissioning of the envelope?**

Same company does the MEP and the envelope commissioning. Supplements to each of the scopes of work for the envelop commissioning is done. Periodical site visits to get the contractor and sub-contractors to perform to the best possible level are performed.

Construction Renovation and System Strategies

Mr. Young shared the presentation with the committee members. He said a strategy is needed going forward as it relates to refurbishing some of the schools. There is a concern from staff of continued building and coming to an end of the 1/2 cent sales tax monies with a bunch of older schools that have old systems. The way the manufacturers are building systems in recent years is they only park the systems for 10 years. Supply replacements parts are provided for 10 years only. The following top categories that would need renovations or replacements were shared with the committee members and are listed below:

1. Parking lots
2. Main Distribution Panels (MDP)
3. Generators
4. Intercoms
5. Intrusion Alarms
6. Fire Alarms
7. HVAC

Questions:

1. **What is the cost of an analyst?**

Cost of an employee will be different from the cost of someone coming from the outside the district. Request for quotes or piggyback a statement of work may be required. Someone with previous experience with facilities condition assessments will be needed. Ms. Muller shared that if it is long term, the cost could be at least 100K in salary and benefits.

2. **Is there someone who specializes in this?**

Further research is needed on the scope of services and cost.

Next POC Meeting Discussion Item

- DeLand Administration Center – Refurbish or Replacement.

Next meeting:

January 21, 2021 – TEAMs virtual Meeting at 4:00 pm.

Meeting was adjourned at 6:25 pm.