

# Capital Outlay Board Workshop FY 2021- 2022

June 3, 2021



# Discussion Points

- I. SOURCES OF CAPITAL OUTLAY FUNDING
- II. INTERESTING FACTS/LOOKING FORWARD
- III. PROPOSED CAPITAL OUTLAY BUDGET 2021-2022
- IV. GROWTH DATA
- V. COPS OVERVIEW-JAY GLOVER-MANAGING DIRECTOR, P<sub>FM</sub>

# Sources of Capital Outlay Revenue

PECO MAINTENANCE – FUND 342

PECO NEW CONSTRUCTION – FUND 342

CLASSROOMS FOR KIDS – FUND 397

CO & DS – FUND 360

LOCAL CAPITAL OUTLAY (\*1.5 MILL) – FUND 372

LOCAL CAPITAL IMPROVEMENT (MIS CO RECEIPTS) – FUND 390

*½ CENT SALES TAX (LOST) – FUND 392*

*CERTIFICATES OF PARTICIPATION (COPS) – FUND 39X*

*\*INCREASED .1 MILL FY 2020-21*

# Estimated Capital Outlay Revenue

## 2021-22

PECO MAINTENANCE - \$0

PECO NEW CONSTRUCTION -\$0

CLASSROOMS FOR KIDS -\$0

CO & DS -\$110,000

LOCAL CAPITAL OUTLAY (1.5 MILL) – \$18,000,000

LOCAL CAPITAL IMPROVEMENT (MIS C/O RECEIPTS) -\$150,000

*½ CENT SALES TAX (LOST) – \$10,550,000*

*COPS - \$15,000,000 (PACE K-8)*



# Interesting Facts/Looking Forward

- *APPROXIMATELY 4.3 MILLION NSF IN SCHOOL DISTRICT*
- *1.5 MILL REVENUE HAS INCREASED \$5.2 MM OVER THE LAST 5 YEARS*
- *½ SALES TAX REVENUE HAS INCREASED \$2.2 MM OVER THE LAST 5 YEARS*
- *THESE FUNDS USED TO PAY OFF THE REMAINING 2006 AND 2009 COPS ISSUES EARLY SAVING TAXPAYERS \$1,000,000 AND \$675,000 RESPECTIVELY IN INTEREST*
- *BEGIN EARLY PAYOFF OF THE 2014 COPS IN 2024-2025*

# Interesting Facts/Looking Forward

- *APPROXIMATELY 63% OF FUNDING FOR THE PACE-AREA K-8 WILL COME FROM 1.5 MILL AND ½ SALES TAX REVENUE (LOCAL FUNDING)*
- *BUDGET TRANSFERS TO PART I - \$5.08MM COPS, \$1.72MM PROPERTY CASUALTY (INCREASE OF \$291,280), TRANSPORTATION BUS LEASE \$2.34MM*
- *TECHNOLOGY FUNDING - \$1.6MM COMPUTER UPGRADES/INFRASTRUCTURE, \$100K SCHOOL BASED TECHNOLOGY NEEDS*
- *99.6% OF REOCCURRING CAPITAL OUTLAY REVENUE IS GENERATED LOCALLY\**

*\*EXCLUDES 2021 COPS*

# Proposed Capital Outlay Budget 2021-2022

<u>SITE</u>	<u>PROJECT DESCRIPTION</u>	<u>BUDGET</u>
AVALON MIDDLE	REROOF 600 WING	\$ 212,872
BENNETT RUSSELL ELEMENTARY	SECURITY CAMERA SYSTEM (\$140K PENDING FACILITIES HARDENING GRANT)	\$ -
BENNETT RUSSELL ELEMENTARY	SIDEWALKS FOR WALKING TO/FROM SCHOOL	\$ 30,000
CENTRAL SCHOOL	MILL & RESURFACE TRACK	\$ 200,000
DIXON INTERMEDIATE	REPLACE INTERCOM SYSTEM	\$ 90,000
EAST MILTON	ESE HANDICAP ACCESSIBLE PLAYGROUND & SITEWORK	\$ 80,000
EAST MILTON	REROOF REROOF BLDG 1 - PARTIAL	\$ 145,617
EAST MILTON	SECURITY CAMERA SYSTEM (\$140K PENDING FACILITIES HARDENING GRANT)	\$ -
GULF BREEZE ELEMENTARY	REROOF BLDG 2	\$ 174,845
GULF BREEZE MIDDLE	RESURFACE OR RELOCATE BASKETBALL COURT	\$ 100,000
GULF BREEZE HIGH	REPLACE/RELOCATE TENNIS COURT	\$ 650,000
HOBBS MIDDLE	HVAC/ENERGY UPGRADES PHASE 2	\$ 2,000,000
JAY HIGH	PARKING LOT IMPROVEMENTS	\$ 200,000
LOCKLIN TECH/SANTA ROSA ADULT	SECURITY CAMERA SYSTEM (\$140K PENDING FACILITIES HARDENING GRANT)	\$ -
LOCKLIN TECH/SANTA ROSA ADULT	COST SHARE WITH BoCC - TRIUMPH	\$ 1,000,000
MILTON HIGH	FOOTBALL FIELDHOUSE LOCKER REPAIR/REPLACE	\$ 5,000
MILTON HIGH	FOOTBALL FIELDHOUSE SHOWER ROOM IMPROVEMENTS	\$ 25,000
MILTON HIGH	OUTDOOR BASKETBALL COURT IMPROVEMENTS	\$ 50,000
ORIOLE BEACH ELEMENTARY	TREE REMOVAL @ PLAYGROUND	\$ 50,000
ORIOLE BEACH ELEMENTARY	SECURITY CAMERA SYSTEM (\$140K PENDING FACILITIES HARDENING GRANT)	\$ -

# Proposed Capital Outlay Budget 2021-2022

<u>SITE</u>	<u>PROJECT DESCRIPTION</u>	<u>BUDGET</u>
PACE HIGH	REROOF BLDG 1 - DRAMA	\$ 40,031
PACE HIGH	COATING OF EXISTING METAL ROOF - BLDG 5	\$ 64,770
ADMINISTRATIVE SVCS	C/W FURNITURE, FIXTURES, & EQUIPMENT	\$ 75,000
ADMINISTRATIVE SVCS	BATTERY REPLACEMENTS FOR RADIOS (SAFETY/SECURITY)	\$ 1,500
ADMINISTRATIVE SVCS	C/W PORTABLE CLSRMS - CURRENT LEASES	\$ 564,288
ADMINISTRATIVE SVCS	PORTABLE CLSRMS LEASE @ JAY ELEMENTARY	\$ 70,200
ADMINISTRATIVE SVCS	NEW PORTABLES POSSIBLY TO BE INSTALLED FOR 2022/23	\$ 50,000
ADMINISTRATIVE SVCS	C/W SECURITY CAMERAS/ACCESS CONTROL ADDITIONS/REPLACEMENTS/REPAIR	\$ 75,000
BUILDING MAINTENANCE	C/W BACKFLOW/SPRINKLER SYSTEM REPAIR/REPLACE	\$ 50,000
BUILDING MAINTENANCE	C/W DRAINAGE/RETENTION POND MAINT.	\$ 50,000
BUILDING MAINTENANCE	C/W EXTERIOR DOOR REPLACEMENTS	\$ 30,000
BUILDING MAINTENANCE	C/W FLOORING	\$ 75,000
BUILDING MAINTENANCE	C/W GENERATORS FUEL TANKS REFINISHING	\$ 50,000
BUILDING MAINTENANCE	C/W HVAC REPLACEMENT	\$ 150,000
BUILDING MAINTENANCE	C/W CHILLER/BOILER MAINTENANCE & REPAIR	\$ 40,000
BUILDING MAINTENANCE	C/W INFRASTRUCTURE FOR PORTABLE INSTALLATION/RELOCATION	\$ 75,000
BUILDING MAINTENANCE	C/W PAINTING	\$ 50,000
BUILDING MAINTENANCE	C/W PAVING - OTHER	\$ 25,000
BUILDING MAINTENANCE	C/W PAVING - AUTO-RELATED (FUEL TAX REV)	\$ 15,000



# Proposed Capital Outlay Budget 2021-2022

<u>SITE</u>	<u>PROJECT DESCRIPTION</u>	<u>BUDGET</u>
BUILDING MAINTENANCE	C/W PLAYGROUND SAFETY	\$ 75,000
BUILDING MAINTENANCE	C/W ROOFING REPAIRS & REPLACEMENTS	\$ 50,000
BUILDING MAINTENANCE	C/W SAFETY-TO-LIFE	\$ 300,000
FINANCE	C/W COPS PAYMENT - CURRENT	\$ 4,030,000
FINANCE	POSSIBLE COPS PAYMENT - NEW PACE AREA K-8	\$ 1,050,000
INSTRUCTIONAL TECHNOLOGY	C/W SCHOOL SITE TECHNOLOGY NEEDS	\$ 100,000
NEW PACE AREA K-8 SCHOOL	NEW PACE AREA K-8 SCHOOL @ WALLACE LAKE	\$ 23,600,000
NEW PROPERTY/SCHOOL	PROPERTY PURCHASE - SOUTH-END HIGH SCHOOL - INCRS BUDGET	\$ 2,500,000
NEW PROPERTY/SCHOOL	PROPERTY PURCHASE - TANGLEWOOD/WILLARD NORRIS - INCRS BUDGET	\$ 750,000
NEW PROPERTY/SCHOOL	FUTURE PROPERTY PURCHASE AND/OR FUTURE SCHOOL CONSTRUCTION	\$ 700,000
RISK MANAGEMENT (C/W)	PROPERTY INSURANCE PREMIUM	\$ 1,722,100
SAFETY/SECURITY OF SCHOOLS	MATCH FOR SVPP COPS GRANT	\$ 60,000
TECHNICAL SUPPORT (C/W)	COMPUTER UPGRADES	\$ 800,000
TECHNICAL SUPPORT (C/W)	TECHNOLOGICAL INFRASTRUCTURE	\$ 800,000
TRANSPORTATION (C/W)	LEASE OF BUSES	\$ 2,304,090
	GRAND TOTAL	\$ 45,405,313
	Total Available Funds	\$ 46,910,000
	Less Total Fund 3 Projects	\$ (45,405,313)
	Total Unreserved Fund Balance	\$ 1,504,687
		5.22%
Tot Avail. \$46,910,000 Less Carryfwd \$3,095,000 Less COPS \$15,000,000 =		
\$28,815,000 Reoccurring Revenue; 5% x \$28,815,000 = \$1,440,750 Fund Balance Goal		

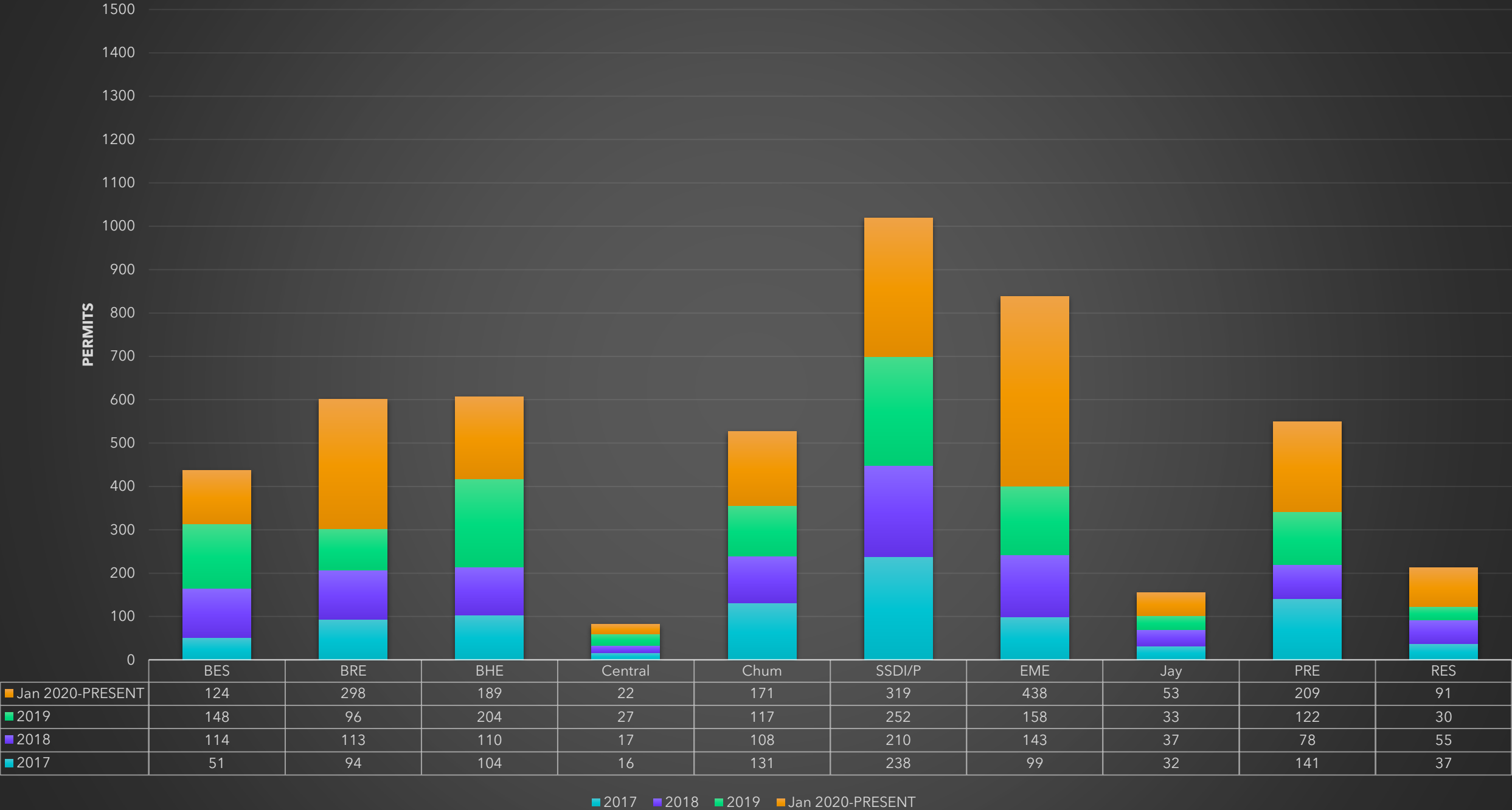
# PLANNING FOR CONTINUED GROWTH



# RESIDENTIAL PERMITS



# NORTH-END ELEMENTARY PERMITS

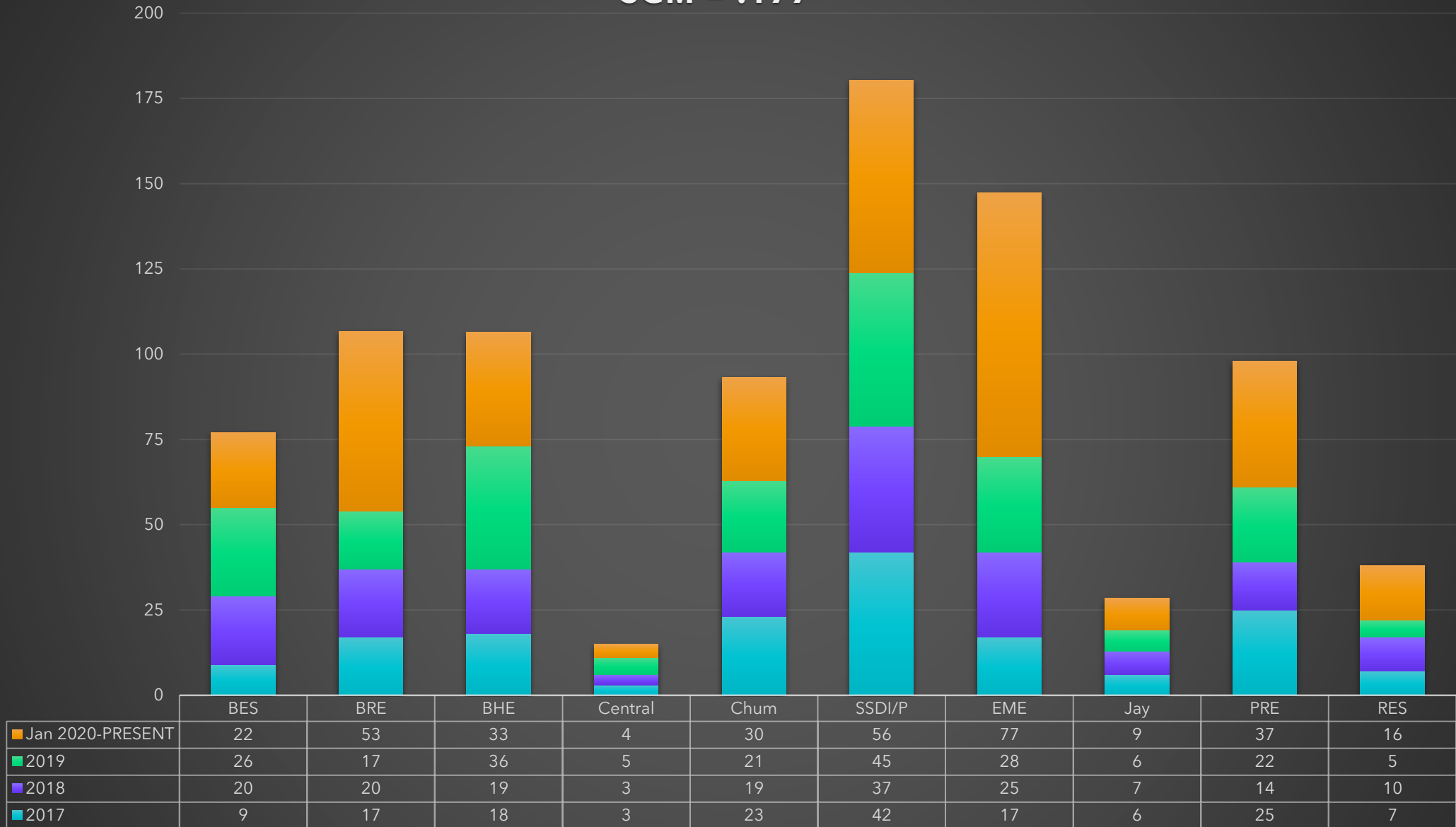




# NORTH-END ELEMENTARY - POSSIBLE STUDENTS GENERATED

SGM = .177\*

STUDENTS

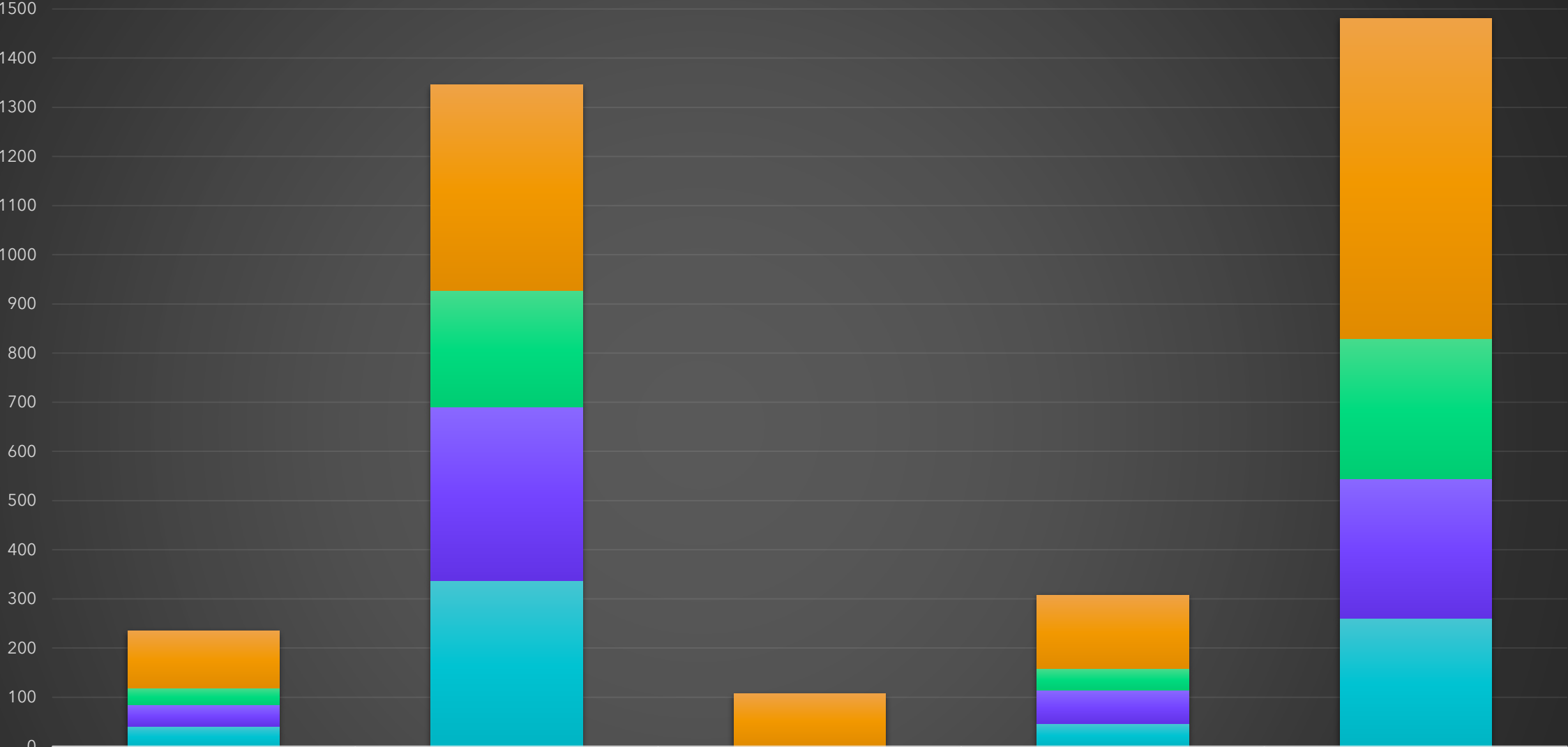


2017 2018 2019 Jan 2020-PRESENT

\*January 19, 2021 Impact Fee Study SFDU

# SOUTH-END ELEMENTARY PERMITS

PERMITS



Jan 2020-PRESENT

2019

2018

2017

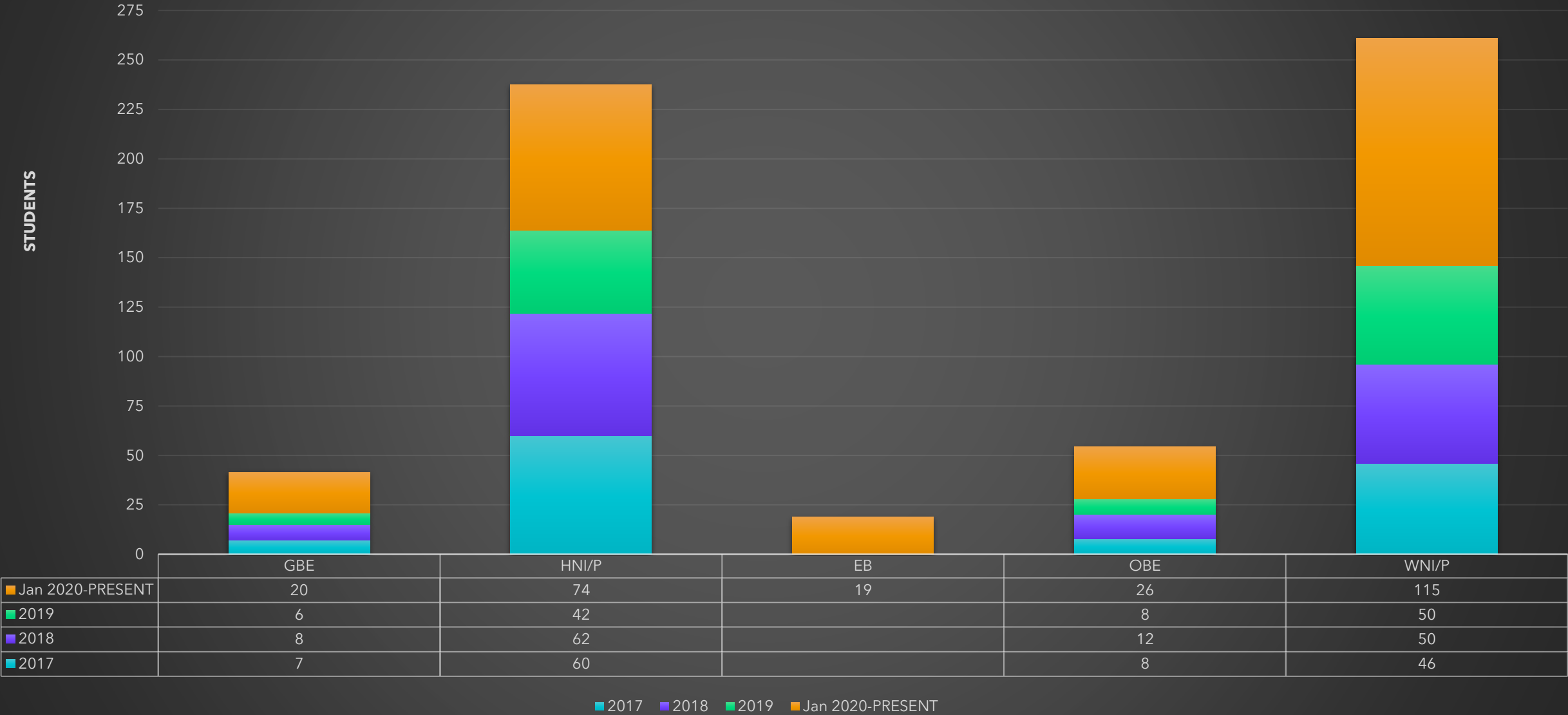
2017

2018

2019

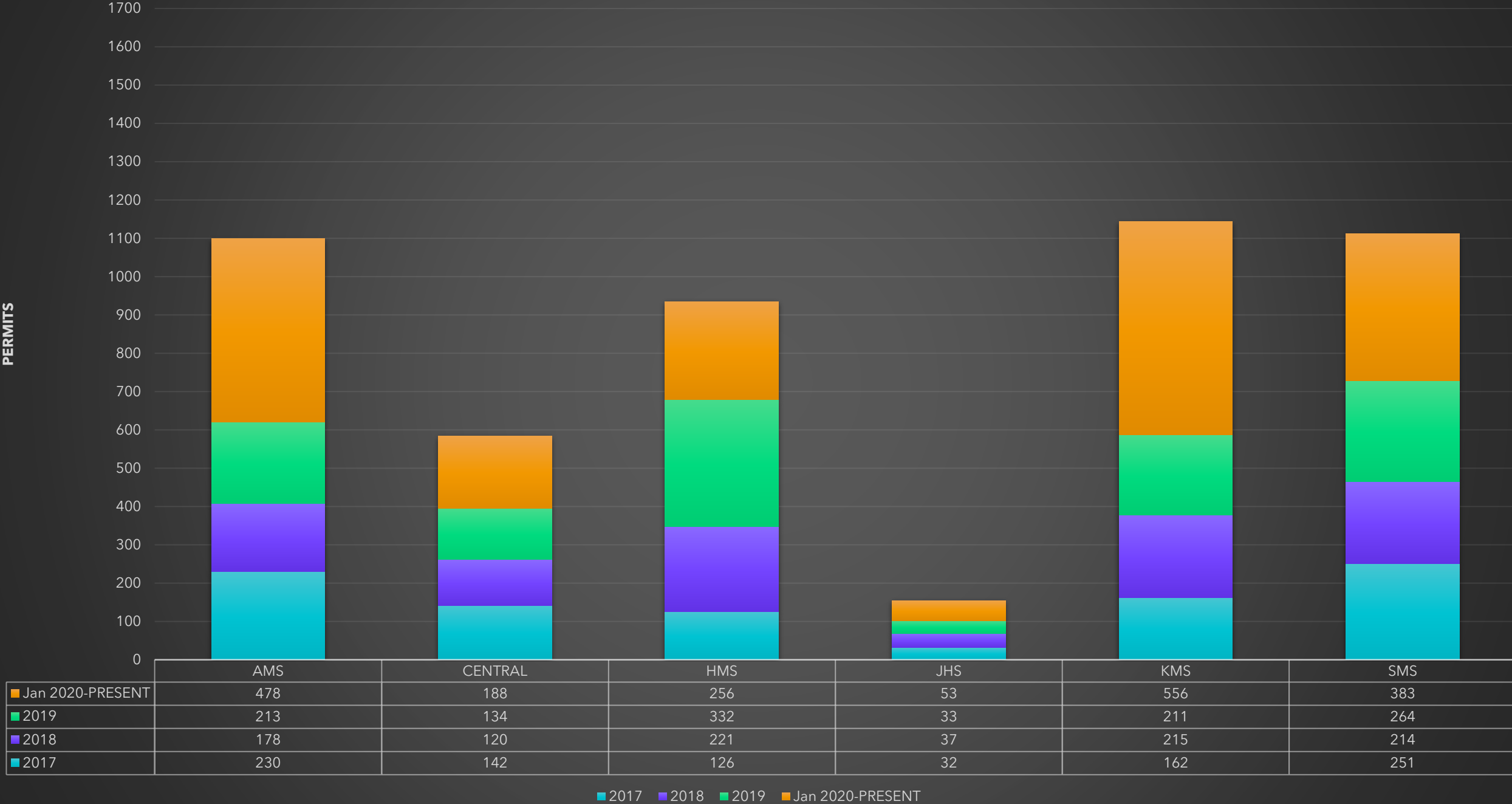
Jan 2020-PRESENT

**SOUTH-END ELEMENTARY - POSSIBLE STUDENTS GENERATED**  
**SGM = .177\***



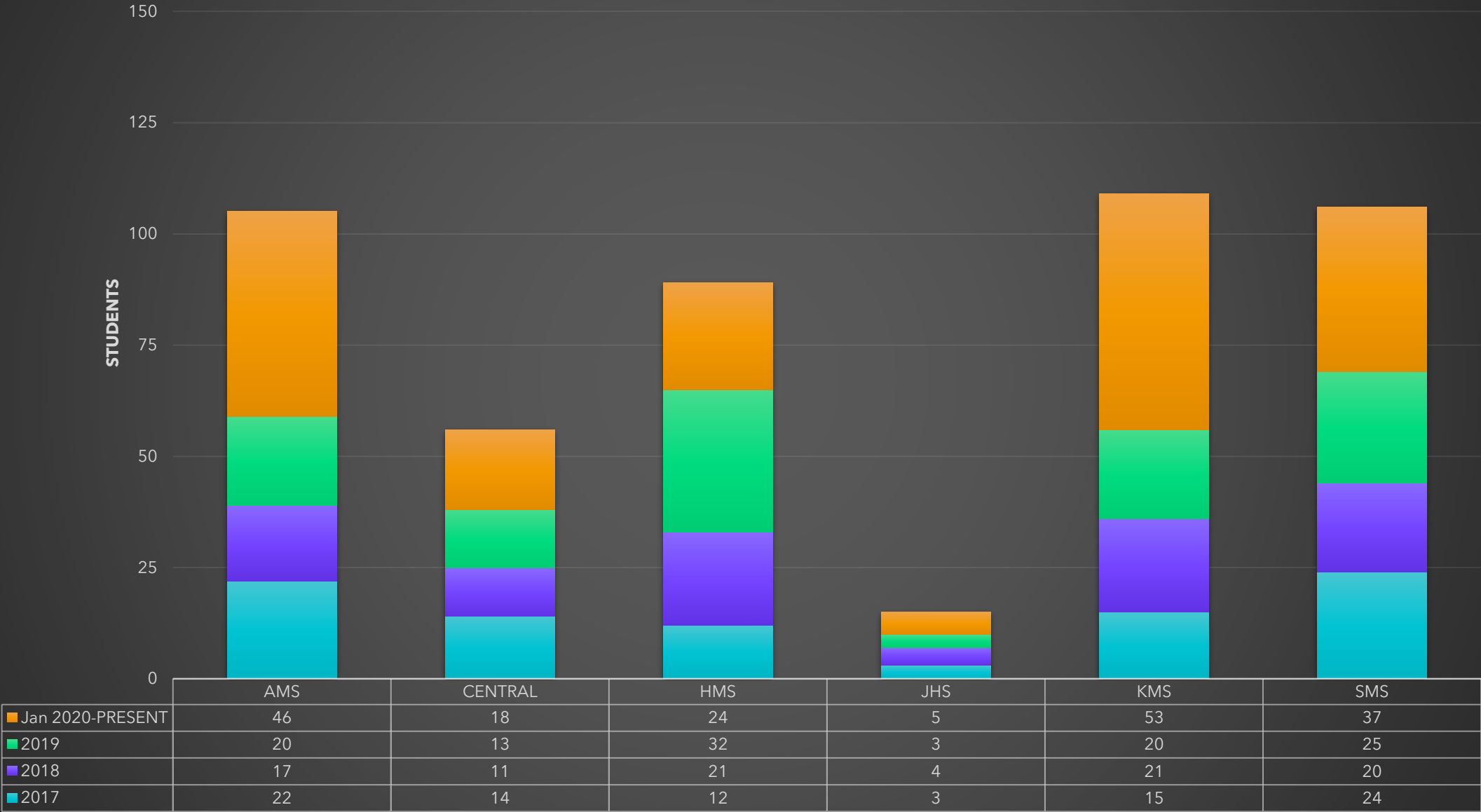
\*January 19, 2021 Impact Fee Study SFDU

# NORTH-END MIDDLE PERMITS





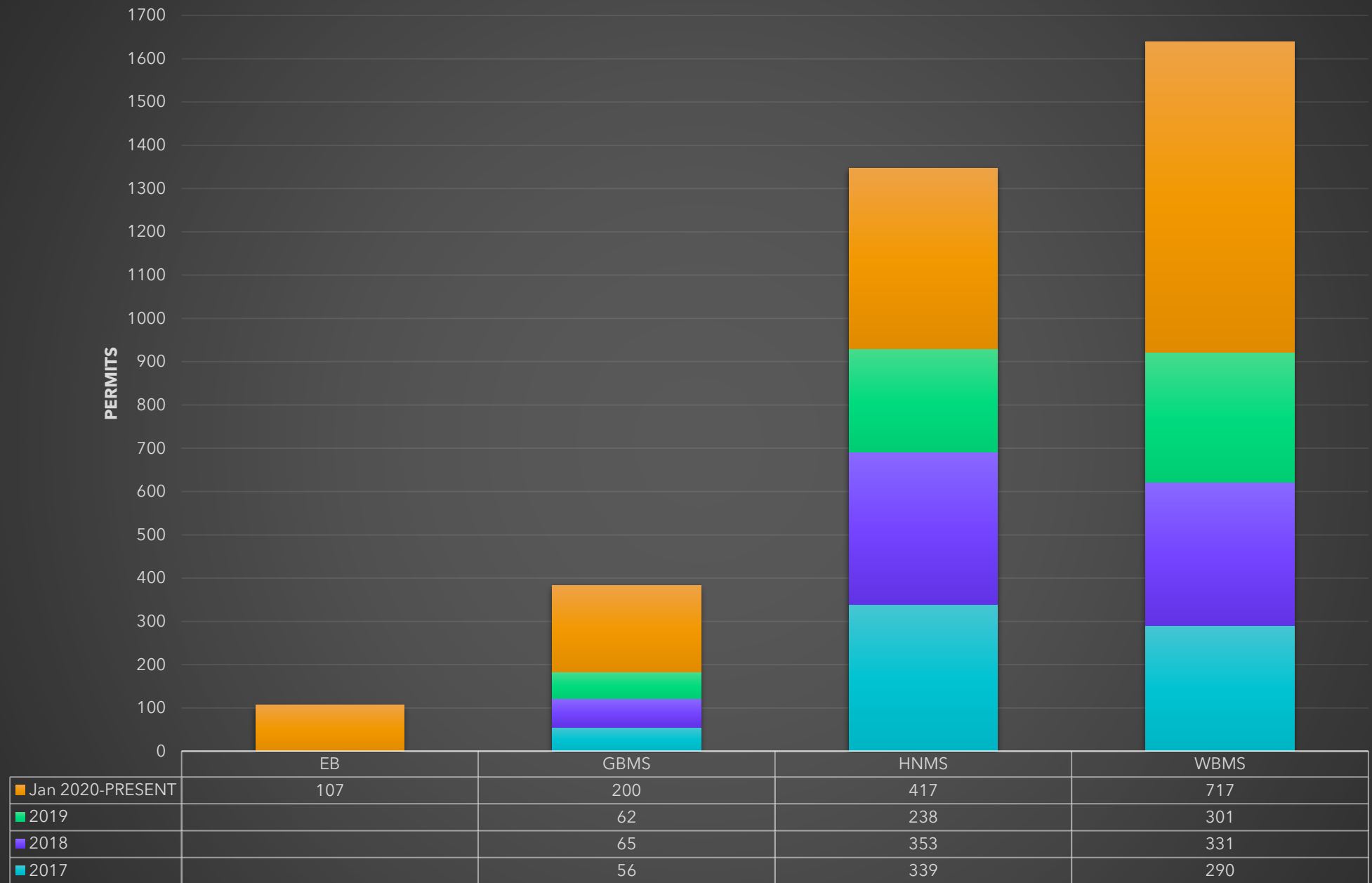
NORTH-END MIDDLE - POSSIBLE STUDENTS GENERATED  
SGM = .095\*



2017 2018 2019 Jan 2020-PRESENT

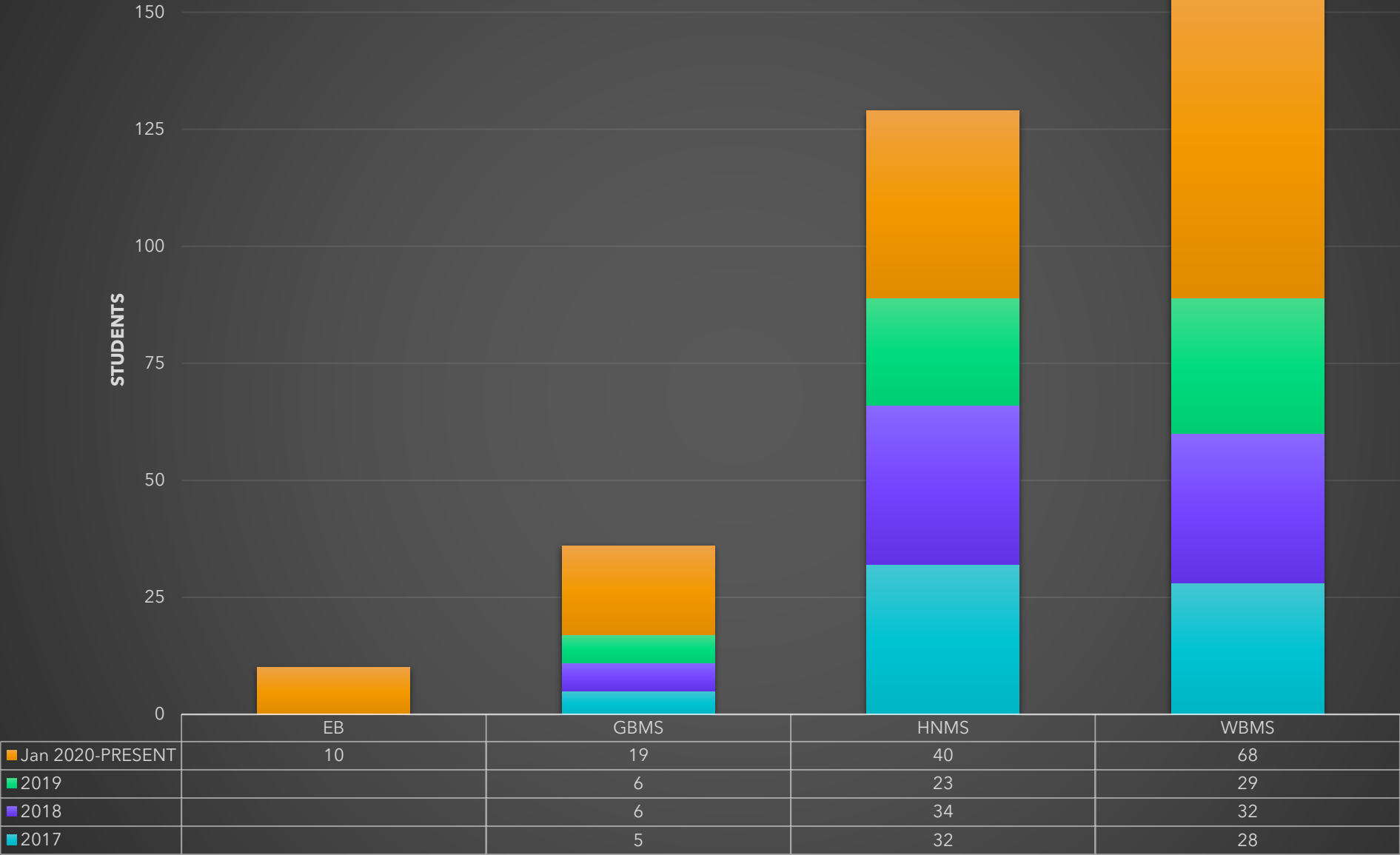
\*January 19, 2021 Impact Fee Study SFDU

# SOUTH-END MIDDLE - PERMITS



2017 2018 2019 Jan 2020-PRESENT

**SOUTH-END MIDDLE - POSSIBLE STUDENTS GENERATED**  
**SGM = .095\***



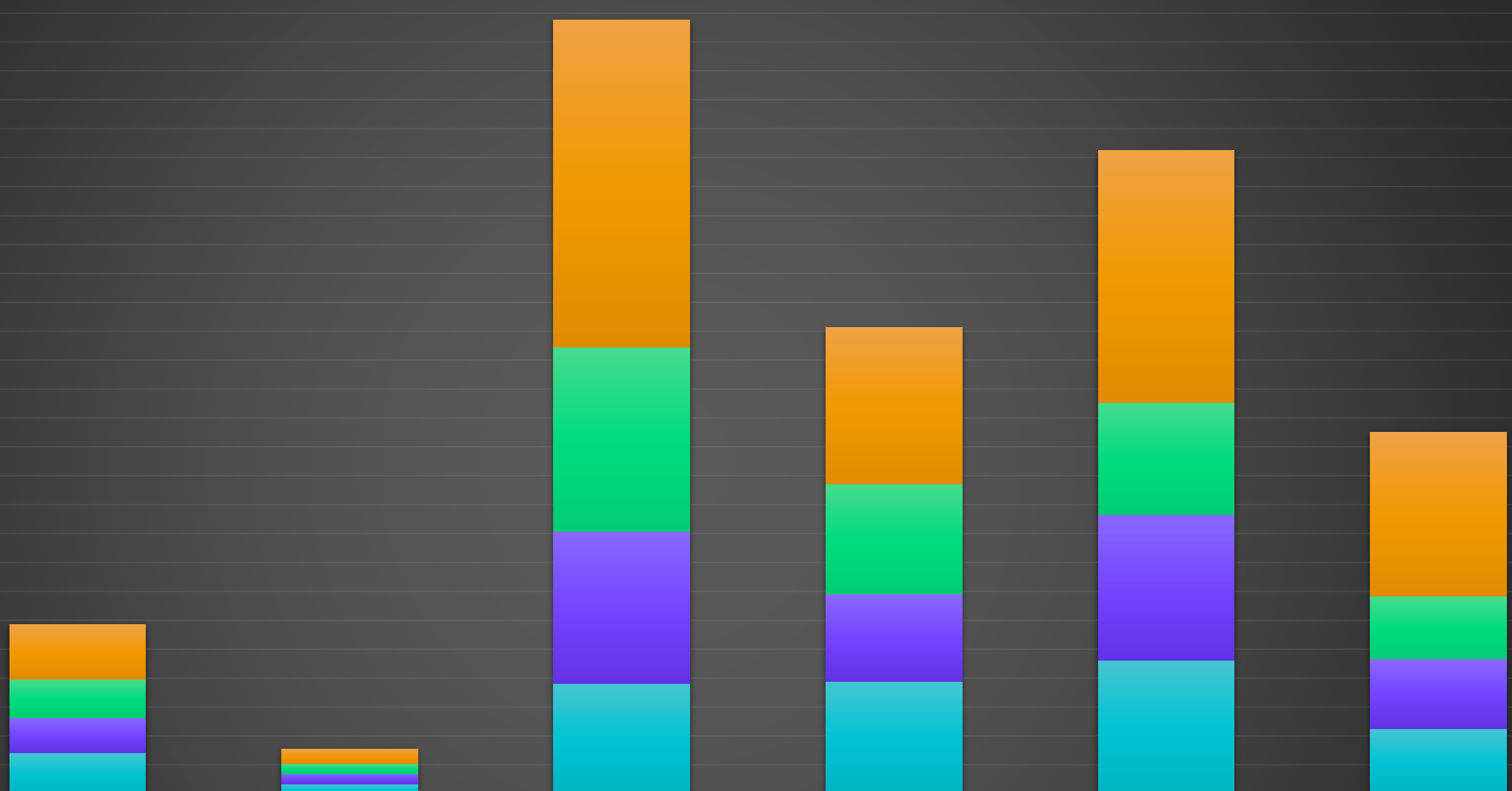
■ 2017 ■ 2018 ■ 2019 ■ Jan 2020-PRESENT

\*January 19, 2021 Impact Fee Study SFDU

# HIGH SCHOOLS - PERMITS

PERMITS

2700  
2600  
2500  
2400  
2300  
2200  
2100  
2000  
1900  
1800  
1700  
1600  
1500  
1400  
1300  
1200  
1100  
1000  
900  
800  
700  
600  
500  
400  
300  
200  
100  
0



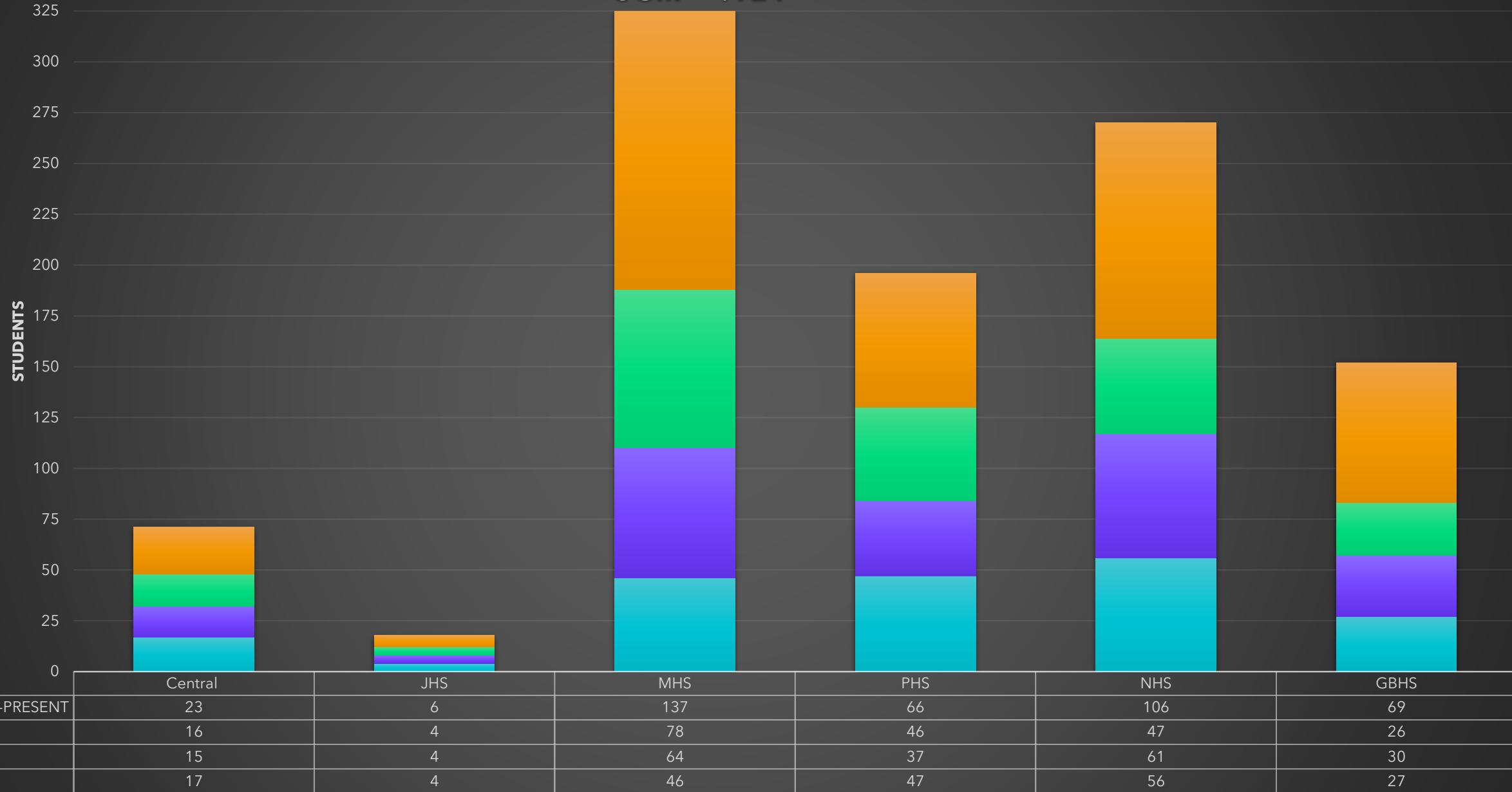
	Central	JHS	MHS	PHS	NHS	GBHS
Jan 2020-PRESENT	188	53	1130	543	873	568
2019	134	33	640	380	386	215
2018	120	37	526	302	505	244
2017	142	32	380	389	461	224

2017 2018 2019 Jan 2020-PRESENT



# HIGH SCHOOLS - POSSIBLE STUDENTS GENERATED

SGM = .121\*



■ 2017 ■ 2018 ■ 2019 ■ Jan 2020-PRESENT

\*January 19, 2021 Impact Fee Study SFDU

**ESTIMATED REVENUE  
MAY 2020-PRESENT**



# School District of Santa Rosa County, Florida



## School Board Workshop COPs Overview

**June 3, 2021**

---

PFM Financial  
Advisors, LLC

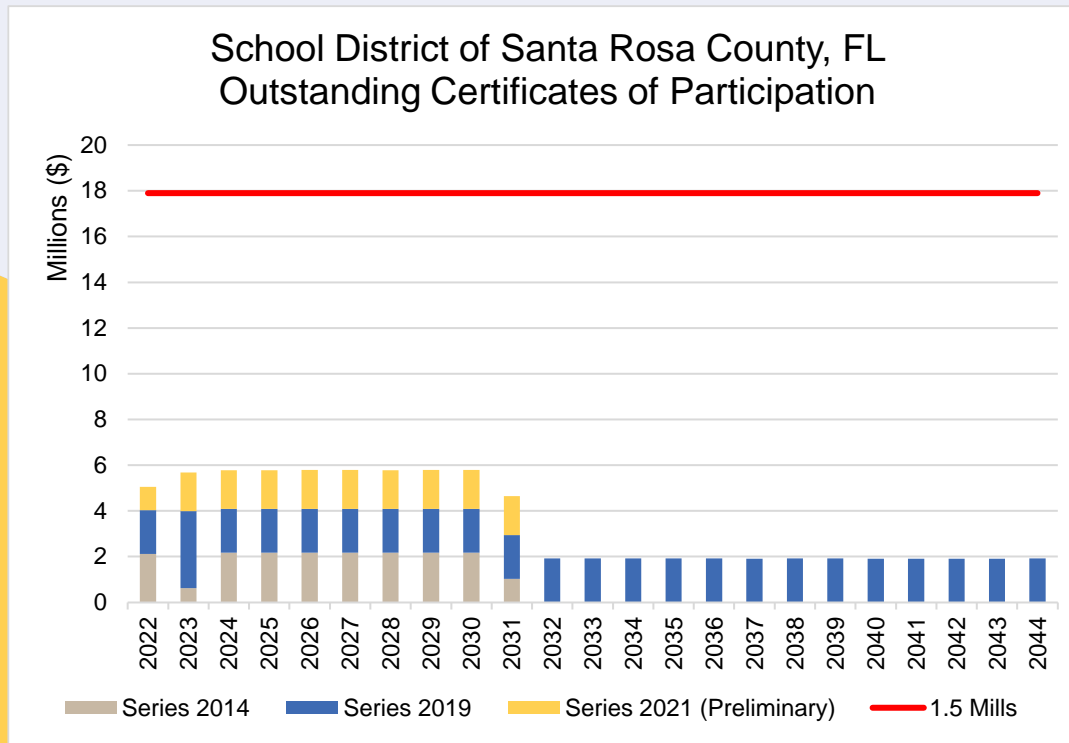
---

300 S. Orange Ave  
Suite 1170  
Orlando, FL 32801

---

407.648.2208  
**pfm.com**

# Current Outstanding Certificates of Participation

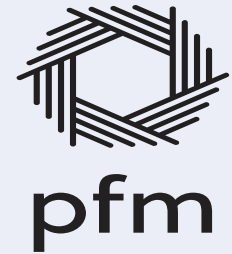


Outstanding Certificates of Participation						
Series	Type	Dated Date	Final Maturity	Issue Size	Outstanding Principal	Call Date
Series 2014	Public Offering	11/13/2014	2/1/2031	20,520,000	15,075,000	2/1/2024
Series 2019	Public Offering	7/31/2019	2/1/2044	30,275,000	29,395,000	8/1/2029
Series 2021*	Public Offering	6/22/2021	2/1/2031	12,695,000	12,695,000	None

\* Preliminary



The table below provides the annual lease payments on the District's current and proposed certificates of participation



Aggregate Lease Payments												
	Series 2014			Series 2019			Proposed Series 2021			Aggregate		
<u>Date</u>	<u>Principal</u>	<u>Interest</u>	<u>Debt Service</u>	<u>Principal</u>	<u>Interest</u>	<u>Debt Service</u>	<u>Principal</u>	<u>Interest</u>	<u>Debt Service</u>	<u>Principal</u>	<u>Interest</u>	<u>Debt Service</u>
2/1/2022	\$1,420,000	\$692,050	\$2,112,050	\$620,000	\$1,294,450	\$1,914,450	\$645,000	\$386,140	\$1,031,140	\$2,685,000	\$2,372,640	\$5,057,640
2/1/2023		621,050	621,050	2,100,000	1,263,450	3,363,450	1,095,000	602,500	1,697,500	3,195,000	2,487,000	5,682,000
2/1/2024	1,555,000	621,050	2,176,050	755,000	1,158,450	1,913,450	1,145,000	547,750	1,692,750	3,455,000	2,327,250	5,782,250
2/1/2025	1,630,000	543,300	2,173,300	795,000	1,120,700	1,915,700	1,205,000	490,500	1,695,500	3,630,000	2,154,500	5,784,500
2/1/2026	1,715,000	461,800	2,176,800	835,000	1,080,950	1,915,950	1,265,000	430,250	1,695,250	3,815,000	1,973,000	5,788,000
2/1/2027	1,800,000	376,050	2,176,050	875,000	1,039,200	1,914,200	1,330,000	367,000	1,697,000	4,005,000	1,782,250	5,787,250
2/1/2028	1,885,000	286,050	2,171,050	920,000	995,450	1,915,450	1,395,000	300,500	1,695,500	4,200,000	1,582,000	5,782,000
2/1/2029	1,985,000	191,800	2,176,800	965,000	949,450	1,914,450	1,465,000	230,750	1,695,750	4,415,000	1,372,000	5,787,000
2/1/2030	2,085,000	92,550	2,177,550	1,015,000	901,200	1,916,200	1,535,000	157,500	1,692,500	4,635,000	1,151,250	5,786,250
2/1/2031	1,000,000	30,000	1,030,000	1,065,000	850,450	1,915,450	1,615,000	80,750	1,695,750	3,680,000	961,200	4,641,200
2/1/2032				1,120,000	797,200	1,917,200				1,120,000	797,200	1,917,200
2/1/2033				1,175,000	741,200	1,916,200				1,175,000	741,200	1,916,200
2/1/2034				1,235,000	682,450	1,917,450				1,235,000	682,450	1,917,450
2/1/2035				1,295,000	620,700	1,915,700				1,295,000	620,700	1,915,700
2/1/2036				1,360,000	555,950	1,915,950				1,360,000	555,950	1,915,950
2/1/2037				1,425,000	487,950	1,912,950				1,425,000	487,950	1,912,950
2/1/2038				1,500,000	416,700	1,916,700				1,500,000	416,700	1,916,700
2/1/2039				1,575,000	341,700	1,916,700				1,575,000	341,700	1,916,700
2/1/2040				1,650,000	262,950	1,912,950				1,650,000	262,950	1,912,950
2/1/2041				1,700,000	213,450	1,913,450				1,700,000	213,450	1,913,450
2/1/2042				1,750,000	162,450	1,912,450				1,750,000	162,450	1,912,450
2/1/2043				1,805,000	109,950	1,914,950				1,805,000	109,950	1,914,950
2/1/2044				1,860,000	55,800	1,915,800				1,860,000	55,800	1,915,800
<b>Total</b>	<b>\$15,075,000</b>	<b>\$3,915,700</b>	<b>\$18,990,700</b>	<b>\$29,395,000</b>	<b>\$16,102,200</b>	<b>\$45,497,200</b>	<b>\$12,695,000</b>	<b>\$3,593,640</b>	<b>\$16,288,640</b>	<b>\$57,165,000</b>	<b>\$23,611,540</b>	<b>\$80,776,540</b>

# Credit Ratings



- S&P currently has an “A+” issuer credit rating with a stable outlook. In addition, they rate the District’s Certificates of Participation “A” with a stable outlook. Both ratings were affirmed on May 25, 2021.
- The rating reflects S&P’s assessment of:
  - The district's general creditworthiness as lessee
  - Continued tax base growth and access to the broad and diverse Pensacola-Ferry Pass-Brent (MSA)
  - Recent fluctuations in the available reserve position from good to strong in recent fiscal years
  - Low overall debt profile with no additional debt plans subsequent the series 2021 COPs issuance over the next two years

\_\_\_\_\_

# Proactive Debt Management



- The District has pro-actively managed its debt portfolio by refunding and paying off outstanding COPs when market conditions warrant doing so.
- In 2014, the District issued Certificates of Participation to refund a portion of the outstanding Series 2006 COPs and generated \$2.86 million of net present value debt service savings (lowered annual debt service payments over \$200,000).
- In 2018, the District paid off prior to maturity all of the remaining Series 2006 COPs (\$2,720,000) using available capital outlay millage. Doing so saved over \$1,000,000 of interest cost.
- In 2019, the District paid off prior to maturity a portion of the Series 2009 COPs (\$2,470,000) using available capital outlay millage. Doing so saved over \$500,000 of interest cost.
- In 2020, the District paid off prior to maturity all of the remaining Series 2009 COPs (\$2,590,000) using available capital outlay millage. Doing so saved over \$175,000 of interest cost.

\_\_\_\_\_



Any  
Questions