


**School District of Clay County  
Green Cove Springs, Florida**
**Teacher Inservice Center - Fleming Island High School 2233 Village  
Square Parkway TIME: 3:00 p.m.**
**December 8, 2008 Workshop**
**Agenda Item #1**
**Item Title**

Discuss Governors Park DRI, Redistricting, and Facility Initiatives and Issues

**Issue/Rationale**

At the staff's and Superintendent's request, a workshop is necessary to discuss the Developer Agreement for the Governors Park DRI and facility initiatives and issues pertaining to priority adjustments to projects in the Educational Facilities Plan. Because of the economic situation and the slow down to District growth, a window of opportunity is considered available to focus on existing school improvements as a priority thrust over the next several years in lieu of focusing most of our revenue towards new schools. For many years, we have had to focus our revenue towards meeting District growth and have not been able to address the many needs of our existing schools. It is our desire to refocus the Educational Facilities Plan towards existing schools to the fullest degree possible. The workshop discussion will also include whether it is advantageous to look at a restructuring of the schools in the Keystone Heights area and if done, whether it is beneficial or detrimental to the operational aspect of the reorganized schools and the educational opportunities for the students given the size that will result.

In addition, this workshop will include discussion pertaining to potential redistricting initiatives at various schools due to concurrency and alternatives to redistricting. Additional discussion will be provided as we look towards the redistricting process for the new OakLeaf High School scheduled to open in August, 2010.

All materials necessary for the discussion items at the workshop will be provided at the workshop.

**Recommended Action**

This is a workshop where no action will be scheduled. This is a briefing opportunity for the Board to receive information in preparation for future action to take place.

**Financial Impact**

N/A

**Submitted By**

Michael J. Elliott, Assistant Superintendent of Support Services

# DECEMBER WORKSHOP

## POTENTIAL TOPICS

- 1) **Governors Park DRI (Jim Connell)**
  - a. Quick review and provide timeline for action
  - b. Provide and review Developers Agreement and other documents necessary for Board action.
  
- 2) **Existing School Improvement Needs (Mike Elliott/Tom Smith)**
  - a. Provide and review scope of needs
  - b. Identify funding availability within current EFP
  - c. Discuss need for Elementary "R"
  - d. Discuss redevelopment of EFP to include four (4) year focus on existing schools.
  
- 3) **Keystone Area ( Mike Elliott)**
  - a. Remind Board about concurrency deficiency and why it is necessary to reduce enrollment at KHE.
  - b. Identify four options:
    1. Redistricting
    2. New Facility PK-5; KHE 6-8; KHHS 9-12
    3. New Facility 6-8; KHE PK-5; KHHS 9-12
    4. MRE PK-3; KHE 4-6
  - c. Redistricting (J. Connell/P.Hans)
    1. Show maps and demographics
  - d. New Facility PK-5; KHE 6-8; KHHS 9-12 (J. Connell / P. Hans)
    1. Show site plan for new facility
    2. Show demographics
    3. Show new construction / remodeling cost
    4. Identify Instructional Division response (S. Chapman)
  - e. New Facility 6-9; KHE PK-5; KHHS 9-12 (J. Connell/P. Hans)
    1. Show site plan for new facility
    2. Show demographics
    3. New construction cost
    4. Identify Instructional Division response (S. Chapman)

**f. MRE PK-3; KHE 4-6 (J. Connell/P. Hans)**

- 1. Identify demographics**
- 2. Identify transportation costs**
- 3. Identify Instructional Division response (S. Chapman)**

**4) District Redistricting/New Construction/Remodeling (J. Connell/P. Hans)**

**a. DIS**

- 1. Identify need to address reduction of enrollment or capacity increase to Cafetorium**
- 2. Redistricting to ROE**
  - a. Identify target areas for redistricting and proximity to DIS**
  - b. Identify demographics**
  - c. Identify transportation costs**
- 3. Expansion of Cafetorium**
  - a. Identify cost**
- 4. Provide comparative cost for both options**
- 5. Seek Board position**

**b. MBE**

- 1. Identify need to address reduction of enrollment or capacity increase to Cafetorium.**
- 2. Redistricting to TES**
  - a. Identify target areas and proximity to MBE**
  - b. Identify demographics**
  - c. Identify transportation costs**
- 3. Identify administrative space needed if Cafetorium is expanded.**
  - a. New Administration**
    - 1. Show site location**
    - 2. Identify cost**
  - b. Remodel Building 2 to Administration**
    - 1. Show site location**
    - 2. Identify cost**

**4. New High School Redistricting (J. Connell/P. Hans)**

**a. OPTION 1: MHS (north of S.R. 21 to OLHS; RHS to OLHS; OPHS to OLHS; FIHS to RHS)**

- 1. Show map**
- 2. Show demographics**
- 3. Advantages/Disadvantages**

**b. OPTION 2: Broader based Redistricting; existing schools to OLHS and existing schools to existing schools.**

- 1. Show map**
- 2. Show demographics**
- 3. Advantages/Disadvantages**
- 4. Identify total number of students affected**

**c. Discuss the concern of OPHS becoming an urban school with its revised attendance boundary having virtually no growth capability and probably to decline.**

**d. Discuss use of and need for the west campus of OPHS if OPHS's enrollment is decreased to the point that the west campus is not required for OPHS.**

**CLAY COUNTY PUBLIC SCHOOL  
CONCURRENCY PROPORTIONATE SHARE  
MITIGATION DEVELOPMENT AGREEMENT**

**THIS SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION DEVELOPMENT AGREEMENT** (“Agreement”) is made by and between **CLAY COUNTY, FLORIDA**, a political subdivision of the State of Florida (hereinafter referred to as “County”), whose address is 417 Houston Street, Green Cove Springs, Florida, 32043; **THE SCHOOL BOARD OF CLAY COUNTY, FLORIDA**, a body corporate and political subdivision of the State of Florida (hereinafter referred to as “School Board”), whose address is 900 Walnut Street, Green Cove Springs, Florida, 32043; and **Buttercup Enterprises, LLC** (hereinafter referred to as “Applicant”), whose address is c/o Bill Brant, Esq., Brant, Abraham, Reiter, McCormick & Greene, P.A., 50 N. Laura Street, Suite 2750, Jacksonville, Florida, 32202 (collectively, the “Parties”).

**RECITALS**

**WHEREAS**, the Applicant is the fee simple owner of that certain tract of land (Folio # \_\_\_\_\_) located in Clay County, Florida, more particularly described on Exhibit “A” attached hereto and incorporated herein (hereinafter “the Property”). The location of the Property described in Exhibit “A” is illustrated with a map appearing in Exhibit “B”; and

**WHEREAS**, the property is subject to a pending application for approval as a Development of Regional Impact for 6,000 residential dwelling units, with provisions allowing for conversion of other uses to a maximum of 7,000 residential dwelling units, together with up to 840,000 square feet of commercial uses, 700,000 square feet of office uses, 400 hotel rooms, and 2,000,000 square feet of light industrial uses (also with provisions for conversion of one use

type to another), over four, five-year phases, subject to further requests for extensions and tolling provisions set forth in the DRI Development Order and the Florida Statutes; and

**WHEREAS**, the approved Development of Regional Impact provides that no residential dwelling units will be built in the first 5-year phase of the project, and that no certificates of occupancy for any residential dwelling units will be issued until such time as the First Coast Outer Beltway is completed between Interstate 95 and the northerly boundary of the Governors Park DRI; and

**WHEREAS**, the Parties agree that under the existing Work Program, adequate School Capacity is expected to be available for the proposed units at the Level of Service Standard either within the Concurrency Service Area in which the Development Proposal is located, or in an contiguous Concurrency Service Area, to accommodate the anticipate number of public school students that the development Proposal will generate; and

**WHEREAS**, under Section 380.06(15)(e)2, Florida Statutes, local governments shall not approve a Development of Regional Impact that does not make adequate provision for the public facilities needed to accommodate the impacts of the proposed development; and

**WHEREAS**, educational facilities are considered public facilities under Section 163.3164(24), Florida Statutes; and

**WHEREAS**, Clay County has sought input from the School Board concerning whether the requirement of Section 380.06(15)(e)2 has been met; and

**WHEREAS**, Section 163.3180(13), Florida Statutes, recognizes that school concurrency for a development is satisfied if the developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual

development of the property, including but not limited to the construction, expansion, or payment for land acquisition or construction of a public school facility; and

**NOW, THEREFORE**, in consideration of the foregoing described Proportionate Share Mitigation, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto, intending to be legally bound, hereby agree as follows:

1. **INCORPORATION OF RECITALS.** The foregoing recitals are true and correct and are hereby incorporated into this Agreement by this reference as if fully set forth herein.
2. **DEFINITION OF MATERIAL TERMS.** Any terms that are not defined herein are defined as set forth in the accompanying Public School Concurrency Management Ordinance.
3. **LEGALLY BINDING COMMITMENT.** The Parties agree that this Agreement constitutes a legally binding commitment by the Applicant to provide proportionate share mitigation for the new residential dwelling units sought to be approved by the County in the Development Proposal for the Property.
4. **SATISFACTION OF SCHOOL CONCURRENCY.** The School Board finds that the commitment for the donation of school sites under the terms and conditions described in Exhibit C, and payment of the then-applicable school impact fees in accordance with the then applicable School Impact Fee Ordinance, provide mitigation proportionate to the demand for public school facilities generated by the Governors Park DRI (the "Proportionate Share Mitigation"). Therefore, such Proportionate Share Mitigation satisfies school concurrency requirements under Section 163.3180(13)(e), Florida Statutes. As shown in Exhibit "C," each

school site donation correlates to a satisfaction of school concurrency as to the planned 6,000 ~~certain number~~ dwelling units within the Governors Park DRI, provided that school impact fees are paid as described in Section 8 below.

5. MAINTENANCE OF CAPITAL IMPROVEMENTS CONSISTENCY. The School Board agrees to amend its educational facilities plan (i.e., "Work Program" as defined in the Public School Concurrency Management Ordinance) as needed to comply with the minimum requirements for Capital Improvements Plans under Chapter 163, Florida Statutes, as needed from time to time, including to add the school sites to be conveyed to the Work Program not later than the annual update following their conveyance (respectively). Further, the School Board and the County agree to take the residential units approved as part of the Governors Park DRI into account in such amendments and in the data and analysis compiled to support such amendments, such that the residential units as developed within the Governors Park shall meet the requirements for school concurrency under the ordinance.

6. COMMITMENT TO RESERVE SCHOOL CAPACITY. Given (i) the long-term nature of this project, (ii) the substantial infrastructure commitments and land donations committed by the Applicant in the DRI Order prior to the school concurrency review stage of the Public School Concurrency Management Ordinance, (iii) the future timing of Development Proposals for development within the Governors Park DRI that will trigger the need for a Concurrency Reservation Certificate, (iv) the fact that the exact timing of construction of residential dwelling units is not presently known, and (v) uncertainties as to the School Board's plans for additional schools serving the existing or adjacent Concurrency Service Areas over the long term, nothing in this Agreement requires that the School Board or the County immediately reserve all school capacity necessary to accommodate the Governors Park DRI over the life of



the DRI. The SCHOOL BOARD upon acceptance of this agreement shall reserve student stations within the School Concurrency Areas and contiguous School Concurrency Areas to accommodate the students that are generated by the 2000 single residential units and the 700 multi-residential units in Phase Two (2) to be built over a 5 year period. The SCHOOL BOARD acknowledges and agrees that the students generated in residential units of Phase 3 and 4 of the GOVERNORS PARK DRI shall have student stations reserved upon the conveyance of the second elementary school site and the high school site as outlined in exhibit "C" to the SCHOOL BOARD Instead, the Parties recognize that adding the expected residential development within the Governors Park DRI into the School Board's system of tracking reservations of school capacity in increments over time, based on data and analysis that is more current and accurate than what could be estimated today, is an appropriate means by which public school capacity may be most efficiently utilized by the public. The School Board and County shall review how to reasonably reserve capacity in the school concurrency capacity reservation system to account for the Governors Park DRI and agree to establish a methodology within two years of the date this Agreement is fully executed. Such methodology need not specify the number of units to be reserved at various points in time, but may be limited to evaluating the appropriate point in time at which such units should be taken into account in the concurrency reservation system. The Parties agree that no reservation of capacity is needed in the school concurrency capacity reservation system for a period of five years from the date this Agreement is fully executed. Notwithstanding the methodology selected, however, the County and the School Board hereby commit to reserve sufficient school capacity for residential development within the Governors Park DRI to meet applicable school concurrency requirements so as to allow for issuance of all plat approval, building permits and Certificates of

Occupancy for residential development within the Governors Park DRI, without constraints or limitations based on school concurrency requirements. The Applicant shall provide periodic updates to the projected pace of residential development within the Governors Park DRI to the School Board and to the County. Such updates shall be provided through the DRI biennial reporting process or as otherwise agreed by the Parties.

7. APPLICATIONS FOR CONCURRENCY RESERVATION

CERTIFICATES. Upon an application for a subdivision plat, building permit, development order or development permit which requires a review of whether adequate school capacity is available for a particular residential development within the Governors Park DRI, the School Board shall issue a Finding of Available School Capacity pursuant to Section 20.11-8 of the County Code of Ordinances (or its equivalent under the then-existing school concurrency ordinance), and shall confirm such finding in writing to the Applicant, its successors and assigns, and to prospective purchasers identified by Applicant or its successors and assigns upon request. Any Concurrency Reservation Certificate (CRC) or its equivalent issued based on such a Finding of Available School Capacity shall have a duration and effect in accordance with Section 20.11-8 of the County Code of Ordinances. However, should a CRC expire, the Applicant may apply for a new CRC and shall receive a new Finding of Available School Capacity (or its equivalent), without penalty. It is the intent of the Parties that once mitigation has been provided for a dwelling unit or dwelling units as provided for in Exhibit "C," that CRCs shall be available at any time prior to the buildout date of the approved Development of Regional Impact to reflect that such mitigation has been provided, without any additional mitigation or exactions.

8. PAYMENT OF SCHOOL IMPACT FEES. The developer of residential units within the Governors Park DRI shall pay school impact fees pursuant to the then-applicable

School Impact Fee Ordinance as and when they become due under such ordinance, and in the amounts as are established from time to time for new residential development in Clay County. Consistent with Section 163.3180(13)(e)3, Florida Statutes, the School Board agrees to direct such impact fees toward a school capacity improvement listed in a financially feasible 5-year district work plan (i.e., the Planned Capital Improvements in the Work Program) that satisfies the demands created by the development for which such fees were paid.

9. **IMPACT FEE CREDIT.** As consideration for the applicant's Proportionate Share Mitigation specified herein, the Parties agree that the County shall provide impact fee credit pursuant to the methodology specified in the School Impact Fee Ordinance or pursuant to general law, to the extent of a conflict between them. However, in the event that the School Impact Fee Ordinance's credit methodology is modified in the future, the Applicant may elect (at its sole option) to be subject to the modified valuation methodology.

10. **SCHOOL CAPACITY IMPROVEMENT.** Following receipt of a conveyance of land to the School Board under the Development Order conditions, the County and School Board shall, to the extent that based on the needs of the School District Section 163.3180(13)(e)3, Florida Statutes, applies, direct such conveyance towards a school capacity improvement identified in a financially feasible 5-year district work plan (known as the Planned Capital Improvements in the Work Program) that satisfies the demands created by the increment of development associated with the conveyance listed in Exhibit "C," not later than the next annual update of such plan.

11. **EFFECTIVE DATE.** This Agreement shall take effect upon the last of the Parties signing this Agreement or upon the effective date of the Governors Park DRI Development Order, whichever is later.

12. **TERM.** This Agreement shall have an initial term of twenty (20) years from the date of its full execution. However, pursuant to Section 163.3180(13)(e)1, Florida Statutes, and in consideration of the Proportionate Share Mitigation, the Parties agree to a continuing renewal of this Agreement following completion of the initial term until the Parties' have completed performance of all obligations herein.

13. **AMENDMENTS TO THE GOVERNORS PARK DRI.** The Parties agree that this Agreement shall continue in full force and effect, notwithstanding any future amendments to the Governors Park DRI Development Order that are approved by the Clay County Board of County Commissioners. The County and the School Board reserve the right to review and require mitigation for educational facilities impacts from any future modification of the Governors Park DRI Development Order which increases the number of residential dwelling units, subject to the requirements of applicable law.

14. **STATUTORY COMPLIANCE.** The Parties agree that this Agreement satisfies the requirements for a binding Proportionate Share Mitigation agreement in Section 163.3180(13)(e), Florida Statutes, and under the Florida Local Government Development Agreement Act.

15. **NOTICES.** Whenever any of the Parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified. The place for giving of notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. Until otherwise designated by amendment to this Agreement, the Parties designate the following as the respective places for giving notice:

**FOR COUNTY:**

Clay County Board of County Commissioners  
417 Houston Street  
Green Cove Springs, Florida 32043

**FOR SCHOOL DISTRICT:**

School Board of Clay County, Florida  
900 Walnut Street  
Green Cove Springs, Florida 32043

**FOR APPLICANT:**

Buttercup Enterprises, LLC  
c/o Bill Brant, Esq.  
Brant, Abraham, Reiter, McCormick & Greene, P.A.  
50 N. Laura Street, Suite 2750  
Jacksonville, Florida 32202

with copy to:

M. Lynn Pappas, Esq.  
Pappas Metcalf Jenks & Miller, P.A.  
245 Riverside Avenue, Suite 400  
Jacksonville, Florida 32202

16. **RELEASE.** When all of the Applicant's obligations set forth herein are fully paid and performed, the School Board shall release the Applicant from this Agreement, and when all of the County's and School Board's obligations as set forth herein are fully performed, the Applicant shall release the School Board and the County from any and all future claims, costs or liabilities arising out of the provision of Proportionate Share Mitigation in accordance with this Agreement. These releases shall be recorded in the Official Records of Clay County, Florida, evidencing such performance.

17. **VENUE; CHOICE OF LAW.** Any controversies or legal issues arising out of this Agreement, and any action involving the enforcement or interpretation of any rights hereunder, shall be submitted to the jurisdiction of the State Court of the Fourth Judicial Circuit, in and for Clay County, Florida, the venue situs, and shall be governed by the laws of the State of Florida.

18. **CAPTIONS AND PARAGRAPH HEADINGS.** Captions and paragraph headings contained in this Agreement are for convenience and reference only. They in no way define, describe, extend or limit the scope of intent of this Agreement.

19. **NO WAIVER.** No waiver of any provision of this Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted. Any such written waiver shall only be applicable to the specific instance to which it relates, and shall not be deemed to be a continuing or future waiver.

20. **EXHIBITS.** All exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference.

21. **FURTHER ASSURANCES.** The Parties hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.

22. **AMENDMENTS.** No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by all the Parties to this Agreement.

23. **ASSIGNMENT.** The Applicant may assign its rights, obligations and responsibilities under this Agreement to a third party purchaser of all or any part of fee simple title to the Property. Any such assignment shall be in writing, shall not require the prior written consent of all of the Parties, and shall automatically constitute a release of the assignor as to the amount of dwelling units specified in the assignment. By such assignment, the assignee shall be bound to provide any mitigation due under this Agreement unless such mitigation has already been provided by the assignor for the dwelling units specified in the assignment. The assignor may indicate in the assignment document whether the dwelling units assigned have been mitigated for, or whether they are part of an increment of dwelling units for which mitigation has yet to be provided. The Parties agree to furnish each other documentation upon reasonable request providing the development status of dwelling units approved under this Agreement, and the status of mitigation that has been provided, including the number of dwelling units which have been mitigated for through payments or conveyances of school sites.

24. **COUNTERPARTS.** This Agreement may be executed in three (3) counterparts, each of which may be deemed to be an original.

25. **RECORDING OF THIS AGREEMENT.** The School Board agrees to record this Agreement within fourteen (14) days after execution in the Clay County Public Records.

26. **MERGER CLAUSE.** This Agreement sets forth the entire agreement among the Parties, and it supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, among the Parties.

27. **SEVERABILITY.** If any provision of this Agreement is declared invalid or unenforceable by a court of competent jurisdiction, the invalid or unenforceable provision will be

stricken from the Agreement, and the balance of the Agreement will remain in full force and effect as long as doing so would not affect the overall purpose or intent of the Agreement.

IN WITNESS WHEREOF, the Parties have made and executed this Agreement on the respective dates under each signature:

Clay County, Florida, through its Clay County Board of County Commissioners, signing by and through its Chair, authorized to execute same by the Board of County Commissioners' action on this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

The School Board of Clay County, Florida, signing by and through its Chair, authorized to execute same by Board action on this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

The Developer/Property Owner, signing by and through its \_\_\_\_\_, duly authorized to execute same, on this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

CLAY COUNTY, FLORIDA

**CLAY COUNTY BOARD OF COUNTY COMMISSIONERS**

By \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: Chairman of Board

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

ATTEST:

By \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: County Clerk

By \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: County Manager



DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

APPROVED AS TO FORM:

By \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: County Attorney

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DRAFT

SCHOOL BOARD OF CLAY COUNTY, FLORIDA

SCHOOL BOARD OF CLAY COUNTY,  
FLORIDA

By \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: Chairman of Board

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

(Corporate Seal)

ATTEST:

By \_\_\_\_\_  
Printed Name: David L. Owens  
Title: Superintendent of Schools

APPROVED AS TO FORM:

By \_\_\_\_\_  
Printed Name: J. Bruce Bickner  
Attorney for School Board

\*\*\*\*\*

DEVELOPER/PROPERTY OWNER

BUTTERCUP ENTERPRISES, LLC,  
a Florida limited liability company

By \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, personally appeared \_\_\_\_\_,  
who acknowledged that he/she signed the foregoing Clay County Public School Concurrency  
Proportionate Share Mitigation Development Agreement as his/her free and voluntary act.

WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_,  
2008, at \_\_\_\_\_ Clay County, Florida.

(Official Seal)

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
Printed Name: \_\_\_\_\_  
Commission No: \_\_\_\_\_  
Commission expires: \_\_\_\_\_

\_\_\_\_\_ personally known  
\_\_\_\_\_ produced identification  
type: \_\_\_\_\_  
\_\_\_\_\_

\* \* \* \* \*

Exhibit "A"  
The Property

DRAFT

Exhibit "B"  
Property Location Map

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Exhibit "C"  
Proportionate Share Mitigation – School Sites

1. The Developer shall convey to the Clay County School Board (the "School Board") a high school site of up to 60 acres in size and two elementary school sites of up to 20 acres (acreage based on off-site water retention) in size (each) within the boundary of the DRI, at such locations as are generally shown on **Exhibit C-1**. The conveyance of the first elementary school site shall occur within six months after issuance of building permits for vertical construction of 500 residential units in the DRI (cumulatively), or at such later time as is directed by the School Board. The conveyance of the high school site and the second elementary school site shall occur within six months after issuance of building permits for vertical construction of 2,500 residential units in the DRI (cumulatively), or at such later time as is directed by the School Board. As part of these conveyances, the Developer shall provide a boundary survey, topographic survey, Phase 1 environmental site assessment and special warranty deed. The general location of these sites are shown on Map H (**Exhibit C-1, attached**), with the final surveyed boundaries of these sites to be determined by the School Board and the Developer and shall be mutually acceptable in size, location, and configuration. At the time of conveyance the Developer shall provide access to said sites by roads that are suitable for construction traffic. The Developer shall complete the remaining infrastructure described in this paragraph within twelve (12) months of the

date of the site conveyance. At the option of the Developer and with the approval of the School Board, the high school site may be located outside the boundaries of the DRI at a location mutually acceptable to the Developer and the School Board.

- (a) The school sites described in Section 1 above (collectively, the "School Sites") shall be developable for school purposes as determined by the School Board. Any wetlands mitigation required to develop the School Sites shall be mitigated by the Developer at its expense, provided that the School Board shall provide the Developer adequate information regarding the expected impacts of their development with which to process wetlands permit applications and adequate time in advance of the need for the impact to obtain final permits, and provided that the School Board shall be responsible at its expense for permitting and construction of the stormwater collection systems for the surface water management systems located on each of the School Sites. Stormwater treatment and retention for the School Sites shall be provided as part of a master stormwater treatment system that is outside the boundaries of the School Sites, with stormwater conveyances (i.e., curbs, gutters, and culverts) necessary to direct stormwater from the

School Sites to the master stormwater system to be constructed by the School Board at its expense to the extent that such stormwater conveyances are located on the School Sites. Water, sewer (without the need of the School Board to construct a lift station), road access, power, telephone and stormwater treatment shall be provided to the School Sites by the Developer, such that general contractors constructing the schools need only connect to power, telephone, water, stormwater and sewer lines running to the edge of the school sites or on the school sites. Sidewalks shall be provided within the Governors Park DRI so as to provide a pedestrian network connecting to the School Sites, as to be described and approved by the County as part of the Planned Unit Development zoning of the project.

- (b) Nothing in this Exhibit is intended to change the existing law exempting age-restricted adult communities from school impact fees. No mitigation is owed under this Development Order as a result of constructing age-restricted adult communities within the DRI so long as said communities meet the requirements set forth in



the School Impact Fee Ordinance which is in effect at the time a building permit is issued.

DRAFT

Document comparison done by DeltaView on Wednesday, December 03, 2008  
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Document 1	WORLD\DOX\CLIENTS\1871\00169346.BKG
Document 2	WORLD\DOX\CLIENTS\1871\00169346.DOC
Rendering set	Standard

Legend:	
<u>Insertion</u>	
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Moved cell	
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Statistics:	
	Count
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Deletions	3
Moved from	0
Moved to	0
Style change	0
Format changed	0
Total changes	6

## FUNDING AVAILABILITY WITHIN CURRENT EDUCATIONAL FACILITIES PLAN

NET PLAN CARRY OVER (5 <sup>TH</sup> YEAR)	\$17,800,418.90
NEW ELEMENTARY SCHOOL "R" (5 <sup>TH</sup> YEAR)	<u>\$23,000,000.00</u>
TOTAL	\$40,800,418.90

- NOTE: 1) THE PLAN CURRENTLY IDENTIFIES SURPLUS CLASSROOMS AVAILABLE EVEN AFTER USING THE D.O.E. COFTE PROJECTION.
- 2) ELEMENTARY SCHOOL "R" CAN BE POSTPONED FOR AT LEAST ONE YEAR.
- 3) THE USE OF THE NET PLAN CARRY OVER (5<sup>TH</sup> YEAR) WILL POSTPONE ELEMENTARY SCHOOL "D".
- 4) A FOUR-YEAR WINDOW EXISTS TO UTILIZE EXISTING FUNDING FOR EXISTING SCHOOLS.

# **SCHOOL DISTRICT CLAY COUNTY**



## **EXISTING SCHOOL IMPROVEMENTS**

**BOARD WORKSHOP  
DECEMBER 8, 2008**

**DIVISION OF  
SUPPORT SERVICES**

**DEVELOPED: NOVEMBER 14, 2008**

**CHARLES E. BENNETT ELEMENTARY**

A. BUILDING 10

KITCHEN	-	\$1,000,000.00
TOTAL	-	\$1,000,000.00
<b>GRAND TOTAL</b>	-	<b>\$1,000,000.00</b>

**DOCTORS INLET ELEMENTARY**

A. BUILDING 4

LIGHTS	-	\$ 50,000.00
CEILINGS (13,500 S.F.)	-	\$ 25,000.00
WALL REPAIRS	-	\$ 10,000.00
SOFFITT & FACIA	-	\$ 5,000.00
PAINTING	-	\$ 5,000.00
REFINISH RESTROOM FLOORS	-	\$ 5,000.00
REFINISH KITCHEN FLOORS	-	\$ 2,500.00
ELECTRICAL	-	\$ 25,000.00
DOORS & HARDWARE	-	\$ 10,000.00
GROUNDING PROTECTION	-	\$ 50,000.00
CASE WORK	-	\$ 25,000.00
CLEAN A/C DUCTWORK	-	\$ 10,000.00
EXPAND MEDIA INTO EXISTING ADMINISTRATION	-	\$ 300,000.00
TOTAL	-	\$ 537,500.00

B. BUILDING 5

LIGHTS	-	\$ 25,000.00
CEILINGS (13,500 S.F.)	-	\$ 25,000.00
WALL REPAIRS	-	\$ 5,000.00
SOFFITT & FACIA	-	\$ 25,000.00
PAINTING	-	\$ 5,000.00
REFINISH KITCHEN FLOORS	-	\$ 5,000.00
ELECTRICAL	-	\$ 25,000.00
DOORS & HARDWARE	-	\$ 15,000.00
GROUNDING PROTECTION	-	\$ 50,000.00
CLEAN A/C DUCTWORK	-	\$ 10,000.00
ENLARGE TO EXPAND CAPACITY	-	\$ 636,000.00
TOTAL	-	\$ 823,500.00

C. NEW CONSTRUCTION

ADMINISTRATION (7,731 S.F.)	-	\$1,160,000.00
TOTAL	-	\$1,160,000.00
<b>GRAND TOTAL</b>	-	<b>\$2,521,000.00</b>

**GROVE PARK ELEMENTARY**

A. BUILDINGS 8 & 9

REPLACE N & S WALLS	-	\$ 400,000.00
DOORS & HARDWARE	-	\$ 50,000.00
RESTROOM	-	<u>\$ 200,000.00</u>
TOTAL	-	\$ 650,000.00

GRAND TOTAL	-	\$ 650,000.00
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**KEYSTONE HEIGHTS ELEMENTARY**

A. BUILDINGS 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10

LIGHTING REPLACEMENT	-	\$ 250,000.00
A/C'S	-	\$ 100,000.00
COVERED WALKS	-	\$ 200,000.00
ELECTRICAL	-	\$ 100,000.00
GROUNDING PROTECTION	-	\$ 100,000.00
CASE WORK	-	\$ 50,000.00
WINDOW REPLACEMENT	-	<u>\$ 75,000.00</u>
TOTAL	-	\$ 875,000.00

B. NEW CONSTRUCTION

ADMINISTRATION (7,731 S.F.)	-	<u>\$1,160,000.00</u>
TOTAL	-	\$1,160,000.00

C. BUILDING 1

CONVERT TO OTHER USE	-	<u>\$ 200,000.00</u>
TOTAL	-	\$ 200,000.00

D. GYM-BUILDING 12

RENOVATE & BRING INTO ADA COMPLIANCE	-	<u>\$ 500,000.00</u>
TOTAL	-	\$ 500,000.00

GRAND TOTAL	-	\$2,735,000.00
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**LAKESIDE ELEMENTARY**

A. GENERATOR FOR THE SHELTER	-	<u>\$ 100,000.00</u>
TOTAL	-	\$ 100,000.00

GRAND TOTAL	-	\$ 100,000.00
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## MIDDLEBURG ELEMENTARY

A.	<u>BUILDING 1 (REMODEL TO ADMINISTRATION)</u>		
	CONVERSION TO ADMINISTRATION	-	\$ 779,300.00
	WINDOWS	-	\$ 50,000.00
	AC'S	-	\$ 50,000.00
	RESTROOMS	-	\$ 200,000.00
	PAINTING	-	\$ 25,000.00
	CASE WORK	-	<u>\$ 50,000.00</u>
	TOTAL	-	\$1,154,300.00
B.	<u>BUILDING 2</u>		
	REMODELING	-	\$ 50,000.00
	WINDOWS	-	\$ 75,000.00
	DOORS	-	\$ 25,000.00
	RESTROOMS	-	\$ 15,000.00
	PAINTING	-	\$ 10,000.00
	ELECTRICAL	-	\$ 5,000.00
	LIGHTS	-	\$ 10,000.00
	CASE WORK	-	<u>\$ 25,000.00</u>
	TOTAL	-	\$ 215,000.00
C.	<u>BUILDING 3</u>		
	WINDOWS	-	\$ 50,000.00
	DOORS	-	\$ 2,000.00
	RESTROOMS	-	\$ 50,000.00
	ELECTRICAL	-	\$ 5,000.00
	LIGHTS	-	\$ 15,000.00
	CASE WORK	-	<u>\$ 50,000.00</u>
	TOTAL	-	\$ 172,000.00
D.	<u>BUILDING 7</u>		
	EXPAND CAFÉ INTO EXISTING		
	ADMINISTRATION	-	\$1,500,000.00
	WALLS	-	\$ 250,000.00
	ELEVATOR	-	\$ 250,000.00
	ELECTRICAL	-	\$ 100,000.00
	LIGHTS	-	\$ 75,000.00
	A/C CLEANING	-	\$ 25,000.00
	2 <sup>ND</sup> FLOOR WALKWAY	-	\$ 50,000.00
	DOORS & HARDWARE	-	\$ 50,000.00
	PAINTING	-	\$ 50,000.00
	RESTROOMS	-	\$ 400,000.00
	GROUNDING PROTECTION	-	\$ 100,000.00
	SEPARATE A/C FOR KITCHEN	-	<u>\$ 100,000.00</u>
	TOTAL	-	\$1,650,000.00
	<b>GRAND TOTAL</b>	-	<b>\$4,491,300.00</b>

## MONTCLAIR ELEMENTARY

### A. BUILDINGS 1 & 2

LIGHTS	-	\$ 150,000.00
CEILINGS (13,500 S.F.)	-	\$ 125,000.00
WALL REPAIRS	-	\$ 10,000.00
SOFFIT & FACIA	-	\$ 50,000.00
PAINTING	-	\$ 10,000.00
REFINISH RESTROOM	-	\$ 5,000.00
REFINISH KITCHEN	-	\$ 5,000.00
ELECTRICAL	-	\$ 50,000.00
DOORS & HARDWARE	-	\$ 50,000.00
GROUNDING PROTECTION	-	\$ 100,000.00
CASE WORK	-	\$ 25,000.00
CLEAN A/C DUCTWORK	-	<u>\$ 20,000.00</u>
TOTAL	-	\$ 600,000.00

### B. NEW CONSTRUCTION

ADMINISTRATION (7,731 S.F.)	-	<u>\$1,160,000.00</u>
TOTAL	-	\$1,160,000.00

### C. BUILDING 1

EXPAND MEDIA INTO EXISTING ADMINISTRATION	-	<u>\$ 300,000.00</u>
TOTAL	-	\$ 300,000.00

**GRAND TOTAL** - **\$2,060,000.00**

## ORANGE PARK ELEMENTARY

### A. BUILDINGS 1, 2, 3, 4, 5 & 7

WINDOWS	-	\$ 200,000.00
DOORS & HARDWARE	-	\$ 50,000.00
COVERED WALKWAY	-	\$ 50,000.00
ELECTRICAL	-	\$ 75,000.00
GROUNDING PROTECTION	-	\$ 75,000.00
PAINTING	-	\$ 25,000.00
REFINISH RESTROOM FLOORS	-	\$ 10,000.00
CEILING TILES	-	\$ 15,000.00
LIGHTS	-	\$ 75,000.00
CASE WORK	-	<u>\$ 50,000.00</u>
TOTAL	-	\$ 625,000.00

**GRAND TOTAL** - **\$ 625,000.00**



## S. B. JENNINGS ELEMENTARY

### A. BUILDINGS 1, 2, 3, 4, 5, 6, 7, 8 & 9

WINDOWS	-	\$ 200,000.00
DOORS & HARDWARE	-	\$ 75,000.00
COVERED WALKWAY	-	\$ 100,000.00
REFINISH RESTROOM FLOORS	-	\$ 10,000.00
REFINISH KITCHEN FLOORS	-	\$ 5,000.00
GROUNDING PROTECTION	-	\$ 100,000.00
PAINTING	-	\$ 75,000.00
LIGHTS	-	\$ 100,000.00
CASE WORK	-	<u>\$ 100,000.00</u>
TOTAL	-	\$ 765,000.00

**GRAND TOTAL** - **\$ 765,000.00**

## W. E. CHERRY ELEMENTARY

### A. BUILDINGS 1, 2, 3 & 4

WINDOWS	-	\$ 50,000.00
EXTERIOR WALLS (B-1)	-	\$ 300,000.00
LIGHTS	-	\$ 75,000.00
PAINTING	-	\$ 50,000.00
RESTROOM RENOVATIONS	-	\$ 250,000.00
REFINISH KITCHEN FLOORS	-	\$ 5,000.00
DOORS & HARDWARE	-	\$ 15,000.00
GROUNDING PROTECTION	-	\$ 100,000.00
A/C'S (B-1)	-	\$ 400,000.00
CASE WORK	-	<u>\$ 50,000.00</u>
TOTAL	-	\$1,295,000.00

### B. BUILDING 3

ELEVATOR	-	<u>\$ 100,000.00</u>
TOTAL	-	\$ 100,000.00

**GRAND TOTAL** - **\$1,395,000.00**

## GREEN COVE SPRINGS JUNIOR HIGH SCHOOL

### A. BUILDING 2

REPLACE INTERIOR WALLS	-	\$ 100,000.00
LIGHTS	-	\$ 50,000.00
CEILING TILES & GRID	-	\$ 50,000.00
DOORS & DOOR HARDWARE	-	\$ 40,000.00
RESTROOMS	-	<u>\$ 125,000.00</u>
TOTAL	-	\$ 365,000.00

**GRAND TOTAL** - **\$ 365,000.00**

## LAKESIDE JUNIOR HIGH SCHOOL

### A. BUILDINGS 1, 2, 3, 5, 8 & 9

LIGHTING REPLACEMENT	-	\$ 200,000.00
GROUNDING PROTECTION	-	<u>\$ 100,000.00</u>
TOTAL	-	\$ 300,000.00

### B. BUILDINGS 1, 2 & 3

ELEVATORS	-	<u>\$ 300,000.00</u>
TOTAL	-	\$ 300,000.00

### C. BUILDING 5

REFINISH RESTROOM FLOORS	-	\$ 20,000.00
REFINISH KITCHEN FLOORS	-	\$ 5,000.00
GENERATOR	-	\$ 100,000.00
INTERIOR PAINT	-	<u>\$ 50,000.00</u>
TOTAL	-	\$ 175,000.00

### D. BUILDING 9

FLOOR & A/C	-	\$ 150,000.00
DOORS & HARDWARE	-	<u>\$ 50,000.00</u>
TOTAL	-	\$ 200,000.00

**GRAND TOTAL** - **\$ 975,000.00**

**ORANGE PARK JUNIOR HIGH SCHOOL**

A.	<u>BUILDINGS 1, 2, 3, 4, 5 &amp; 6</u>		
	LIGHTING REPLACEMENT	-	\$ 200,000.00
	TOTAL	-	\$ 200,000.00
B.	<u>BUILDING 1</u>		
	REFINISH KITCHEN FLOORS	-	\$ 5,000.00
	INTERIOR PAINT	-	\$ 50,000.00
	CASE WORK	-	\$ 50,000.00
	GROUNDING PROTECTION	-	\$ 100,000.00
	TOTAL	-	\$ 205,000.00
C.	<u>BUILDING 5</u>		
	FLOOR & A/C	-	\$ 150,000.00
	REFINISH RESTROOM FLOORS	-	\$ 20,000.00
	TOTAL	-	\$ 170,000.00
	<b>GRAND TOTAL</b>	-	<b>\$ 575,000.00</b>

**WILKINSON JUNIOR HIGH SCHOOL**

A.	<u>BUILDINGS 1, 2, 3, 4, 5, 6, 7, 8 &amp; 9</u>		
	LIGHTING REPLACEMENT	-	\$ 250,000.00
	REPLACE COVERED WALKWAY	-	\$ 400,000.00
	GROUNDING PROTECTION	-	\$ 100,000.00
	FIRE ALARM	-	\$ 400,000.00
	DOORS & HARDWARE	-	\$ 50,000.00
	CASE WORK	-	\$ 50,000.00
	PAINT	-	\$ 50,000.00
	CEILING TILE REPLACEMENT	-	\$ 100,000.00
	GENERATOR	-	\$ 100,000.00
	TOTAL	-	\$1,500,000.00
B.	<u>BUILDING 9</u>		
	FLOOR & A/C	-	\$ 150,000.00
	TOTAL	-	\$ 150,000.00
	<b>GRAND TOTAL</b>	-	<b>\$1,650,000.00</b>

## KEYSTONE HEIGHTS HIGH SCHOOL

A.	<u>BUILDINGS 1, 2, 3, 4, 5, 6, 7, 18 &amp; 20</u>		
	LIGHTING REPLACEMENT	-	\$ 150,000.00
	TOTAL	-	\$ 150,000.00
B.	<u>BUILDINGS 1 &amp; 2</u>		
	CEILING REPLACEMENT (25,000 S.F.)	-	\$ 75,000.00
	FACIA REPLACEMENT	-	\$ 200,000.00
	REFINISH RESTROOM FLOORS	-	\$ 10,000.00
	PAINTING	-	\$ 25,000.00
	TOTAL	-	\$ 310,000.00
C.	<u>BUILDING 12</u>		
	A/C'S	-	\$ 100,000.00
	RESTROOM RENOVATIONS	-	\$ 400,000.00
	TOTAL	-	\$ 500,000.00
	<b>GRAND TOTAL</b>	-	<b>\$ 960,000.00</b>

## MIDDLEBURG HIGH SCHOOL

A.	<u>BUILDING 1</u>		
	CEILINGS	-	\$ 250,000.00
	LIGHTS	-	\$ 250,000.00
	INTERIOR WALL REPAIRS	-	\$ 50,000.00
	DOORS & HARDWARE	-	\$ 50,000.00
	CLEANING A/C'S & DUCTWORK	-	\$ 75,000.00
	PAINTING	-	\$ 100,000.00
	REFINISH RESTROOM FLOORS	-	\$ 25,000.00
	REFINISH KITCHEN FLOORS	-	\$ 10,000.00
	FIRE ALARM	-	\$ 400,000.00
	CASE WORK	-	\$ 100,000.00
	TOTAL	-	\$1,310,000.00
	<b>GRAND TOTAL</b>	-	<b>\$1,310,000.00</b>

## ORANGE PARK HIGH SCHOOL

### A. BUILDINGS 1, 2, 3, 4, 12 & 24

LIGHTS	-	\$ 150,000.00
CEILING TILES	-	\$ 125,000.00
INTERIOR WALL REPAIRS	-	\$ 25,000.00
PAINTING	-	\$ 50,000.00
REFINISH RESTROOM FLOORS	-	\$ 25,000.00
REFINISH KITCHEN FLOORS	-	\$ 10,000.00
CASE WORK	-	\$ 50,000.00
ELECTRICAL	-	\$ 100,000.00
FIRE ALARM	-	<u>\$ 400,000.00</u>
TOTAL	-	\$ 935,000.00

### B. AFTER OAKLEAF HIGH SCHOOL OPENS (2010) AND REDISTRICTING IS DECIDED

#### BUILDINGS 16, 17, 18, 19, 20, 21, 22 & 27

RENOVATION	-	\$1,590,000.00
REMOVE RELOCATABLES (17)	-	<u>\$ 170,000.00</u>
TOTAL	-	\$1,760,000.00

### C. BUILDING 10

STRENGTHEN WEST WALL TO MEET SHELTER WIND LOAD REQUIREMENTS	-	<u>\$ 250,000.00</u>
TOTAL	-	\$ 250,000.00

**GRAND TOTAL** - **\$2,945,000.00**

### LIGHTING UPGRADE – T-12 FIXTURES TO T-8

1.	GCJH	-	\$ 250,000.00
2.	BLC	-	\$ 72,000.00
3.	GPE	-	\$ 125,000.00
4.	RVE	-	\$ 155,000.00
5.	RHS	-	\$ 375,000.00
6.	LAE	-	\$ 190,000.00
7.	PES	-	\$ 220,000.00
8.	WES	-	\$ 165,000.00
9.	TES	-	\$ 200,000.00
10.	MRE	-	\$ 160,000.00
11.	TBE	-	\$ 220,000.00
12.	FIE	-	\$ 190,000.00
	TOTAL	-	\$2,322,000.00
	<b>GRAND TOTAL</b>	-	<b>\$2,322,000.00</b>

### FIRE ALARM PANEL AND SYSTEM UPGRADES

1.	GCJH	-	\$ 350,000.00
2.	RHS	-	\$ 400,000.00
3.	LAE	-	\$ 300,000.00
4.	TBE	-	\$ 300,000.00
5.	KHHS	-	\$ 400,000.00
6.	PES	-	\$ 300,000.00
7.	WJH	-	\$ 400,000.00
8.	CHE	-	\$ 200,000.00
9.	TES	-	\$ 300,000.00
10.	WES	-	\$ 300,000.00
	TOTAL	-	\$3,250,000.00
	<b>GRAND TOTAL</b>	-	<b>\$3,250,000.00</b>

### CONNECT FIRE HYDRANTS TO CCUA

1.	RHS	-	\$ 100,000.00
2.	RVE	-	\$ 100,000.00
3.	MBE	-	\$ 100,000.00
	TOTAL	-	\$ 300,000.00
	<b>GRAND TOTAL</b>	-	<b>\$ 300,000.00</b>

## RELOCATABLE OCCUPANCY SENSORS

1.	CEB (31)	-	\$	3,724.96
2.	DIS (33)	-	\$	3,965.28
3.	GPE (37)	-	\$	4,445.92
4.	LES (37)	-	\$	4,445.92
5.	MBE (25)	-	\$	3,004.00
6.	MCE (26)	-	\$	3,124.16
7.	OPE (19)	-	\$	2,283.04
8.	SBJ (26)	-	\$	3,124.16
9.	WEC (37)	-	\$	4,445.92
10.	GCJH (8)	-	\$	961.28
11.	LJH (23)	-	\$	2,763.68
12.	KHHS (50)	-	\$	6,008.00
13.	OPJH (23)	-	\$	2,763.68
14.	WJH (28)	-	\$	3,364.38
15.	OPHS (53)	-	\$	6,368.48
16.	AES (36)	-	\$	4,325.76
17.	CHE (16)	-	\$	1,922.56
18.	CGE (20)	-	\$	2,403.20
19.	FIE (46)	-	\$	5,527.36
20.	LAE (46)	-	\$	5,527.36
21.	MRE (28)	-	\$	3,364.48
22.	PES (40)	-	\$	4,806.40
23.	ROE (12)	-	\$	1,441.92
24.	RVE (40)	-	\$	4,806.40
25.	SLE (5)	-	\$	600.80
26.	SPC (17)	-	\$	2,042.72
27.	TBE (38)	-	\$	4,566.08
28.	TES (28)	-	\$	3,364.48
29.	WES (47)	-	\$	5,647.52
30.	BLC (27)	-	\$	3,244.32
31.	LAJH (24)	-	\$	2,883.84
32.	OLS (59)	-	\$	7,089.44
33.	CHS (18)	-	\$	2,162.88
34.	FIHS (61)	-	\$	7,329.76
35.	RHS (71)	-	\$	8,531.36
36.	KHE (ALREADY COMPLETED)	-	\$	0.00
37.	MHS (ALREADY COMPLETED)	-	\$	0.00
38.	OVE (NOT NEEDED)	-	\$	0.00
	TOTAL	-	\$	136,381.50
	<b>GRAND TOTAL</b>	-	\$	<b>136,381.50</b>

## DISTRICT-WIDE TECHNOLOGY

### A. RETROFIT CLASSROOMS WITH ENHANCED PACKAGE

ELEMENTARY 1 <sup>ST</sup> GRADE-147 CLASSROOMS	-	\$ 588,000.00
ELEMENTARY 2 <sup>ND</sup> GRADE-152 CLASSROOMS	-	\$ 608,000.00
SECONDARY INTENSIVE READING-300 CLASSROOMS	-	<u>\$1,200,000.00</u>
TOTAL	-	\$2,396,000.00

### B. AGING COMPUTER REPLACEMENT

PC'S OLDER THAN 5 YEARS	-	<u>\$2,700,000.00</u>
TOTAL	-	\$2,700,000.00

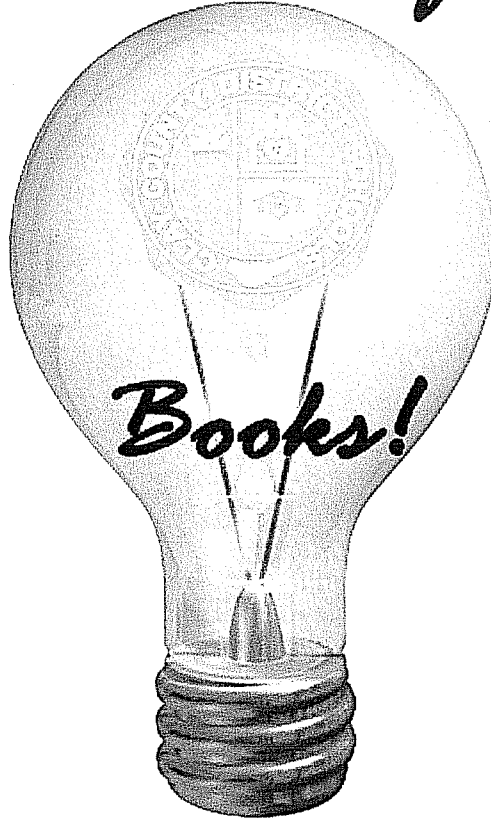
**GRAND TOTAL - \$5,096,000.00**



**DISTRICT GRAND TOTAL**

1.	CHARLES E. BENNETT ELEMENTARY	-	\$ 1,000,000.00
2.	DOCTORS INLET ELEMENTARY	-	\$ 2,521,000.00
3.	GROVE PARK ELEMENTARY	-	\$ 650,000.00
4.	KEYSTONE HEIGHTS ELEMENTARY	-	\$ 2,735,000.00
5.	LAKESIDE ELEMENTARY	-	\$ 100,000.00
6.	MIDDLEBURG ELEMENTARY	-	\$ 4,491,300.00
7.	MONTCLAIR ELEMENTARY	-	\$ 2,060,000.00
8.	ORANGE PARK ELEMENTARY	-	\$ 625,000.00
9.	S. BRYAN JENNINGS ELEMENTARY	-	\$ 765,000.00
10.	W. E. CHERRY ELEMENTARY	-	\$ 1,395,000.00
11.	GREEN COVE SPRINGS JUNIOR HIGH	-	\$ 365,000.00
12.	LAKESIDE JUNIOR HIGH	-	\$ 975,000.00
13.	ORANGE PARK JUNIOR HIGH	-	\$ 575,000.00
14.	WILKINSON JUNIOR HIGH	-	\$ 1,650,000.00
15.	KEYSTONE HEIGHTS HIGH	-	\$ 960,000.00
16.	MIDDLEBURG HIGH	-	\$ 1,310,000.00
17.	ORANGE PARK HIGH	-	\$ 2,945,000.00
18.	LIGHTING UPGRADE	-	\$ 2,322,000.00
19.	FIRE ALARM PANEL & SYSTEM UPGRADE	-	\$ 3,250,000.00
20.	CONNECT FIRE HYDRANTS TO CCUA	-	\$ 300,000.00
21.	RELOCATABLE OCCUPANCY SENSORS	-	\$ 136,381.50
22.	DISTRICT-WIDE TECHNOLOGY	-	<u>\$ 5,096,000.00</u>
			\$35,226,681.50
	<b>DISTRICT GRAND TOTAL</b>	<b>-</b>	<b>\$35,226,681.50</b>

*Kilowatts for*



**Keystone Heights Elementary School  
Occupancy Sensor Installation &  
Return on Investment Study**

**Study completed by  
Clay County School District Operations Department-Energy Management  
Clay Electric Cooperative, Inc. - Energy Services Division**



## September Data

### **KHES**

#### **Occupancy Sensor Installation & ROI Study**

72 occupancy units in total installed in Administration Bldg., limited areas in Media Center, All Portables, All Permanent Bldgs. *No units installed in Cafeteria, the Cafè is controlled via Teletrol.*

Costs of Units           \$2,696.40(\$37.45 per unit)  
Installation Costs       \$5,006.50(OT performed by CCSD Staff)  
Other Material Costs:   \$ 948.44

Total cost to install    **\$8,651.34**

#### Sept. '07 bill

##### Media Center/Other Bldgs

Daily costs = \$159 per day  
Mo. costs = \$5,249 (33 days)

Daily usage = 1,816 KWH per day  
Mo. usage = 59,920 KWH(33 days)

##### Portables/Old Gym

Daily costs = \$131 per day  
Mo. costs = \$4,323 (33 days)

Daily usage = 1,518 KWH per day  
Mo. usage = 50,100 KWH (33 days)

#### Sept. '08 bill

##### Media Center/Other Bldgs

Daily costs = \$157 per day  
Mo. costs = \$5,181 (33 days)  
*Monthly savings = \$68*

Daily usage = 1,550 KWH per day  
Mo. usage = 51,150 KWH (33 days)  
*Monthly savings = 8,770 KWH*

##### Portables/Old Gym

Daily costs = \$106 per day  
Mo. costs = \$3,498 (33 days)  
*Monthly savings = \$825*

Daily usage = 1,022 KWH per day  
Mo. usage = 33,726 KWH (33 days)  
*Monthly savings = 16,374 KWH*

Total monthly financial savings       **\$ 893.00**

Total monthly Kilowatt savings       **25,144**

Total costs to install               **\$ 8,651.34**

Total savings for ONE month       **\$ 893.00**

**ROI                                   9.69 months**

#### **Variances:**

-Adjusted amount of billing days for comparison

-2007 Billing Power Cost Adjustment\* was .01760 x total KWH

-2008 Billing Power Cost Adjustment\* was .02820 x total KWH('07 adjustment was utilized for comparison)

\* Power Cost Adjustment fluctuates dependent upon oil prices, and other factors

#### **Other:**

-(1) KWH equals \$.0525 (Demand Service)

-Typical monthly bill consists of: Charge for KWH used, Florida Gross Receipt Tax, Demand Charges, Customer Charge & Power Cost Adjustment Charge

## October Data

### **KHES**

#### **Occupancy Sensor Installation & ROI Study**

72 occupancy units in total installed in Administration Bldg., limited areas in Media Center, All Portables, All Permanent Bldgs. *No units installed in Cafeteria, the Caf  is controlled via Teletrol.*

Costs of Units           \$2,696.40(\$37.45 per unit)  
Installation Costs       \$5,006.50(OT performed by CCSD Staff)  
Other Material Costs:   \$ 948.44  
  
Total cost to install     **\$8,651.34**

#### Oct. '07 bill

##### Media Center/Other Bldgs

Daily costs = \$134.40 per day  
Mo. costs = \$3,897.70 (29 days)

Daily usage = 1,462.07 KWH per day  
Mo. usage = 42,400 KWH(29 days)

##### Portables/Old Gym

Daily costs = \$ 121.70 per day  
Mo. costs = \$ 3,529.22(29 days)

Daily usage = 1,375.86 KWH per day  
Mo. usage = 39,900 KWH (29 days)

#### Oct. '08 bill

##### Media Center/Other Bldgs

Daily costs = \$130.49 per day  
Mo. costs = \$3,784.17 (29 days)  
*Monthly savings = \$ 113.53*

Daily usage = 1,376 KWH per day  
Mo. usage = 39,904 KWH (29 days)  
*Monthly savings = 2,496 KWH*

##### Portables/Old Gym

Daily costs = \$ 83.11 per day  
Mo. costs = \$2,410.15(29 days)  
*Monthly savings = \$1,119.07*

Daily usage = 858.62 KWH per day  
Mo. usage = 24,900 KWH (29 days)  
*Monthly savings = 15,000 KWH*

Total monthly financial savings       **\$ 1,232.60**  
  
Total monthly Kilowatt savings       **17,496**  
  
Total costs to install                   **\$ 8,651.34**  
  
Total savings for ONE month           **\$ 1,232.60**  
  
**ROI**                                       **7.02 months**

#### **Variiances:**

- Adjusted amount of billing days for comparison
- 2007 Billing Power Cost Adjustment\* was .01760 x total KWH
- 2008 Billing Power Cost Adjustment\* was .02820 x total KWH('07 adjustment was utilized for comparison)
- \* Power Cost Adjustment fluctuates dependent upon oil prices, and other factors

#### **Other:**

- (1) KWH equals \$ .0525 (Demand Service)
- Typical monthly bill consists of: Charge for KWH used, Florida Gross Receipt Tax, Demand Charges, Customer Charge & Power Cost Adjustment Charge

## November Data

### **KHES**

#### **Occupancy Sensor Installation & ROI Study**

72 occupancy units in total installed in Administration Bldg., limited areas in Media Center, All Portables, All Permanent Bldgs. *No units installed in Cafeteria, the Café is controlled via Teletrol.*

Costs of Units           \$2,696.40 (*\$37.45 per unit*)  
Installation Costs       \$5,006.50 (*OT performed by CCSD Staff*)  
Other Material Costs:   \$ 948.44  
  
Total cost to install     **\$8,651.34**

#### Nov. '07 bill

##### Media Center/Other Bldgs

Daily costs = \$102.20 per day  
Mo. costs = \$3,066.07 (30 days)

Daily usage = 1,045.33 KWH per day  
Mo. usage = 31,360 KWH(30 days)

##### Portables/Old Gym

Daily costs = \$ 103.12 per day  
Mo. costs = \$ 3,093.59(30 days)

Daily usage = 1,150 KWH per day  
Mo. usage = 34,500 KWH (30 days)

#### Nov. '08 bill

##### Media Center/Other Bldgs

Daily costs = \$ 91.44 per day  
Mo. costs = \$ 2,743.14(30 days)  
*Monthly savings = \$ 322.93*

Daily usage = 935.17 KWH per day  
Mo. usage = 28,055.17 KWH (30 days)  
*Monthly savings = 3,304.83 KWH*

##### Portables/Old Gym

Daily costs = \$ 68.83 per day  
Mo. costs = \$ 2,064.94(30 days)  
*Monthly savings = \$1,028.65*

Daily usage = 620.69 KWH per day  
Mo. usage = 18,620.69 KWH (30 days)  
*Monthly savings = 15,879.31 KWH*

Total monthly financial savings       **\$ 1,351.58**  
  
Total monthly Kilowatt savings       **19,184**  
  
Total costs to install                   **\$ 8,651.34**  
  
Total savings for ONE month           **\$ 1,351.58**  
  
**ROI**                                       **6.40 months**

#### **Variiances:**

- Adjusted amount of billing days for comparison
- 2007 Billing Power Cost Adjustment\* was .01760 x total KWH
- 2008 Billing Power Cost Adjustment\* was .02820 x total KWH(\*07 adjustment was utilized for comparison)
- \* Power Cost Adjustment fluctuates dependent upon oil prices, and other factors

#### **Other:**

- (1) KWH equals \$ .0525 (Demand Service)
- Typical monthly bill consists of: Charge for KWH used, Florida Gross Receipt Tax, Demand Charges, Customer Charge & Power Cost Adjustment Charge

## Implementing Occupancy Sensors District-Wide



### Keystone Heights Elementary School (Documented savings)

*The school is serviced by Clay Electric Cooperative*  
The on-going study began in September 2008. Data through November 2008

Three(3) month total savings for Portables is **47,253 KWH**

Average monthly savings is **15,751 KWH**

Average billing days are **31**

Average daily savings is **508.10 KWH** (31 days)

Average daily savings, per portable, is **18.82 KWH** (based on 27 portables)

Average monthly cost savings **\$827.08**

Average daily cost savings **\$26.68** (based on 27 portables)

Average daily cost savings, per portable, **\$.99**

#### **NOTE**

Three separate electrical suppliers serve the District; they are Clay Electric Cooperative (CE), Jacksonville Electric Authority (JEA) & the City of Green Cove Springs (GCS).  
The corresponding pages are a breakdown on the number of portables, the electrical supplier and associated costs of each supplier.

CE serves 972 portables, GCS 84 portables & JEA 79 portables for 1,135 total portables that need sensors.



## Clay Electric Cooperative

Serving

**Argyle, Clay Hill, Coppergate, Doctor's Inlet, Fleming Island Elem, Fleming Island High, Keystone Heights High, Lake Asbury Elem, Lake Asbury Jr High, Lakeside Elem, Lakeside Jr High, McRae, Middleburg Elem, Montclair, Oakleaf, Orange Park High, Patterson, Rideout, Ridgeview Elem, Ridgeview High, S. B. Jennings, Swimming Pen Creek, Thunderbolt, Tynes, W.E. Cherry, Wilkinson Elem, Wilkinson Jr High**

### **Potential School(s) Savings**

Based on 972 portables located at the above school, based on 31 days  
Clay Electric's current Kilowatt Hour charge is .0525 for a demand meter.

(Kilowatt Hours Saved x Kilowatt Hour charge(.0525) = Cost Savings)

#### **Average Kilowatt Hour Savings**

Daily 18.82 (per portable)

Daily 18,293 (972 portables)

Monthly 567,083

Annual 6,804,996

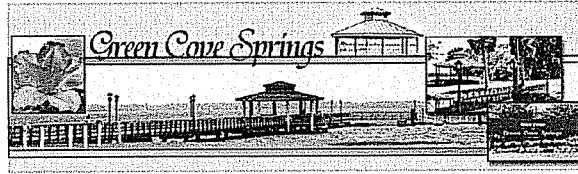
#### **Average Cost Savings**

Daily \$.99 (per portable)

Daily \$960 (972 portables)

Monthly \$29,772

Annual \$357,262



**City of Green Cove Springs**

**Serving  
Bannerman Learning Center, Charles E. Bennett Elementary, Clay High School and  
Green Cove Springs Junior High School**

**Potential School(s) Savings**

Based on 84 portables located at the above schools, based on 31 days

The City of Green Cove Springs' current Kilowatt Hour charge is .0613 for a demand meter.

$(\text{Kilowatt Hours Saved} \times \text{Kilowatt Hour charge}(.0613) = \text{Cost Savings})$

**Average Kilowatt Hour Savings**

**Average Cost Savings**

Daily 18.82 (per portable)

Daily \$1.15 (per portable)

Daily 1,581 (84 portables)

Daily \$96.92 (84 portables)

Monthly 49,011

Monthly \$3,004

Annual 588,132

Annual **\$36,052**





**Jacksonville Electric Authority**

Serving

**Grove Park Elementary, School Orange Park Elementary, & Orange Park Junior High**

**Potential School(s) Savings**

Based on 79 portables located at the above school, based on 31 days

The Jacksonville Electrical Authority's current Kilowatt Hour charge is .0258 for a demand meter.

(Kilowatt Hours Saved x Kilowatt Hour charge(.0258) = Cost Savings)

**Average Kilowatt Hour Savings**

**Average Cost Savings**

Daily 18.82 (per portable)

Daily \$.49 (per portable)

Daily 1,487 (79 portables)

Daily \$ 38.36 (79 portables)

Monthly 46,097

Monthly \$1,189

Annual 553,082

Annual **\$14,270**



### Total District-Wide Potential Savings

Monthly Kilowatt Hour Savings

**662,191**

Annual Kilowatt Hour Savings

**7,946,210**

Monthly Cost Savings

**\$33,965**

Annual Cost Savings

**\$407,584**

Initial total costs for equipment and overtime labor \$136,370 (1,135 portables)

Reoccurring industry maintenance costs for the occupancy sensors has not been established. Although we have yet to encounter any problems, such as vandalism, sensor failure, etc... with the sensors, it should be expected and planned for accordingly. I would propose that 1% of the initial costs, annually, for replacement costs, repair costs and labor costs, totaling \$1,364.00, which is the equivalent of approximately 11 occupancy units per year, be budgeted

First Year Potential Savings \$ 407,584

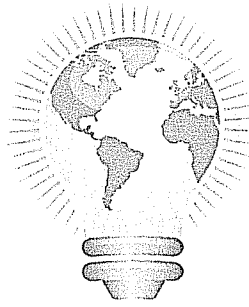
Initial Equipment & Installation Costs -\$ 136,370

First Year Total Potential Savings **\$ 271,214**

Second Year Potential Savings \$ 407,584

Second Year 1% Maintenance -\$1,364

Second Year Total Potential Savings **\$ 406,220**



### Environmental Savings

1.3925 pounds of Co2 is emitted in order to produce (1) KWH of electricity. Therefore, when we calculate, by utilizing the above savings, we do not produce the following:

#### **Annually**

13,648,527 lbs or 6,824 tons of Co2 not being emitted

#### **Monthly**

1,137,377 lbs or 569 tons of Co2 not being emitted

#### **Daily**

36,690 lbs or 18 tons of Co2 not being emitted

#### **Daily**

(per portable)

26 lbs not being emitted

# Keystone Heights Junior/Senior High School

**ISSUE: Board Member request to discuss a new Junior High School in Keystone Heights**

Enrollment Month 3 report 08/09

Junior High –	471
High School -	856

Option 1: Build a new Junior High School

- Build Admin, Media and Café	\$ 5,760,900.00
- Relocate Portables from KHHS	\$ 750,000.00
- Site Work	\$ 1,500,000.00
<b>Total</b>	<b>\$ 8,010,900.00</b>

Option 2: Build a new Elementary School and remodel KHE for use as a Junior High School

- Build Admin, Media and Café	\$ 4,302,720.00
- Relocate Portables from KHHS/KHE	\$ 1,500,000.00
- Site Work	\$ 1,500,000.00
- Remodel KHE Permanent Facilities	\$ 8,249,000.00
<b>Total</b>	<b>\$15,551,720.00</b>

Issues:

1. Duplication of assets:

- Band
- Chorus
- Art
- Science Labs
- PE Facilities
- Bussing
- Administrative overhead

2. Reduced instructional assets at both the HS and JH if on separate campuses

3. The District only has a Plant Survey recommendation for one JH. JH construction in Keystone would eliminate the possibility of JH construction in any other area of the District until a new Recommendation could be generated.

## Doctors Inlet Elementary School

### ISSUE: Level of Service (LOS)

Enrollment Month 3 report 08/09 = 783

Capacity is 740 based on the cafetorium

LOS at 783 students = 106%

SPR's in to the school are 25. SPR's out are 164. Net is -139

Projection for 09/10 is 799 which is a LOS of 108%

### Option 1: Manage the LOS by increasing the cafetorium capacity

- Expand café by 2507 sf	\$ 451,260.00
- Café Mech/Equipment Upgrades	<u>\$ 150,000.00</u>
<b>Total</b>	<b>\$ 601,260.00</b>

### Option 2: Manage the LOS by Redistricting

2.1 DIS students to SPC. The Hollow Glenn subdivision off Sleepy Hollow road. Approximately 108 students.

Or

2.2 DIS students to ROE. The Hollow Glenn subdivision off Sleepy Hollow Road. Approximately 108 students.

**Option 3:** Do nothing at this time. Wait and see if enrollment continues to drop.

## Middleburg Elementary School

### ISSUE: Level of Service (LOS)

Enrollment Month 3 report 08/09 is 717

Capacity is 670 based on the cafetorium

LOS at 717 = 107%

SPR's in to the school are 129. SPR's out are 96. Net is + 33

Projection for 09/10 is 687 which is a LOS of 103%

**Option 1:** Manage LOS by increasing the cafetorium capacity.

- Expand café, renovate/remodel bldg 7	\$ 1,750,000.00
- Remodel bldg 1 to admin	\$ 780,000.00
- Portables to offset classroom loss	<u>\$ 84,000.00</u>
<b>Total</b>	<b>\$ 2,614,000.00</b>

**Option 2:** Manage the LOS by Redistricting

2.1 MBE students to TES. Generally encompassing an area south of Old Jennings Rd, west of Branan Field Rd and north of SR 21, to the intersection of Black Creek, then west northwest along Black Creek and Johns Cemetery Rd, then west of Jill Rd and Kay Rd, then north to the North Fork Black Creek. Approximately 134 students.

Or

2.2 MBE students to SLE. CR 218 north to SR 21, SR 21 south to SR 16, SR 16 east to CR 218. Approximately 110 students.

**Option 3:** Do nothing at this time. Wait and see if enrollment continues to drop.

## Oakleaf High School Redistricting

**ISSUE:** Discussion and background information for the pending redistricting required for the opening of Oakleaf High School

- Goal: Open Oakleaf High School within the required LOS and use the redistricting opportunity to manage the LOS at MHS and RHS

- Timeline:

Oakleaf High School will open in August 2010 for the 2010/2011 School Year  
Redistricting will occur in the fall of 2009

- Current High School Enrollments and Level of Service (LOS)

	<u>Enrollment*</u>	<u>LOS</u>
OPHS	2587	92%
KHHS	1327	80%
MHS	2084	127%
RHS	1886	120%
FIHS	2279	95%
CHS	1422	72%

\*Enrollment is from the Month 3 Report

- Discussion Points:

- Redistricting options
- Variances – SPR's, Academies
- OPHS west campus future use