

EXHIBIT “A”: Proposed Capital Improvements

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WATER SYSTEM:

- Well Number 4 at Water Treatment Plant Number 3
- High Service Pump Number 4 at Water Treatment Plant Number 3
- Ground Storage Tank at Water Treatment Plant Number 3
- New Utilities Operations Building at the Public Works Complex

WASTEWATER AND STORMWATER SYSTEM:

- Collection System Improvements – North End of Town Limits

TRANSPORTATION SYSTEM:

- Lady Lake Memorandum of Agreement
- Rolling Acres Road from CR 466 to Griffin Ave.
- SR 500/441 Upgrade and Expansion to Six lanes from Lake Ella Road to Avenida Central.
- SR25/500 from Avenida Central to Sumter Co. Line - Resurfacing
- Lake Ella Road – New Alignment from April Hills Blvd. to US 27/441

PUBLIC SCHOOL FACILITIES:

- Elementary “O” - Villages Relief School (Unfunded)
- Villages ES Addition (Unfunded)

LIBRARY AND PARKS AND RECREATION FACILITIES:

- Construction of a New Community Building

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TABLE 8-1: WATER SYSTEM CAPITAL IMPROVEMENTS

Project	Imp. Category	Estimated Cost	Phase	2018/19 Budget Year	2019/20 Budget Year	2020/21 Budget Year	2021/22 Budget Year	2022/23 Budget Year	Fund Source
Well 4 at Water Treatment Plant 3	A		Engineering						Water Impact Fees
Well 4 at Water Treatment Plant 3	A	\$1,000,000	Construction		\$1,000,000				Water Impact Fees
High Service Pump 4 at Water Treatment Plant 3	A		Engineering						Water Impact Fees
High Service Pump 4 at Water Treatment Plant 3	A	\$100,000	Construction						Water Impact Fees
Ground Storage Tank at Water Treatment Plant 3	A	\$1,000,000	Construction						Water and Sewer Impact Fees, One cent Infrastructure Sales Tax.
Utilities Operations Building	A	\$2,500,000	Construction	\$2,500,000					
Total		\$3,385,000		\$2,500,000	\$2,100,000				

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TABLE 8-2: WASTEWATER AND STORMWATER SYSTEM CAPITAL IMPROVEMENTS

Project	Imp. Category	Estimated Cost	Phase	2018/19 Budget Year	2019/20 Budget Year	2020/21 Budget Year	2021/22 Budget Year	2022/23 Budget Year	Found Source
Collection System Improvements — North End of Town	A	\$2,000,000	Construction	\$500,000	\$1,500,000				Utility Funds
Total		\$2,000,000		\$500,000	\$1,500,000				

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TABLE 8-3: LIBRARY AND PARKS AND RECREATION CAPITAL IMPROVEMENTS

Project	Imp. Category	Estimated Cost	Phase	2018/19 Budget Year	2019/20 Budget Year	2020/21 Budget Year	2021/22 Budget Year	2022/23 Budget Year	Fund Source
Construction of New Community Building	C	\$2,000,000	Construction				\$2,000,000		P&R Impact Fees
Total		\$2,000,000					\$2,000,000		

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TABLE 8-4: TRANSPORTATION IMPROVEMENT SCHEDULE

Project	Imp. Category	Type of Work	Estimated Costs	2018/19 Budget Year	2019/20 Budget Year	2020/21 Budget Year	2021/22 Budget Year	2022/23 Budget Year	Fund Source
Lady Lake Memorandum of Agreement	A	Maintenance, Bridge, Roadway, Contract	\$107,525	\$21,505	\$21,505	\$21,505	\$21,505	\$21,505	FDOT
Rolling Acres Road from CR 466 to Griffen Ave.	A	Widen to four lane, add curb and gutter	\$1,184,000				\$725,000 Design	\$459,000 Design	Road Impact Fees
SR 25/500 from Avendia Central to Sumter County Line	A	Resurfacing	\$89,369	\$87,508 Preliminary Engineering \$1,861 Construction					FDOT
SR 500 (US 441) from Lake Ella Road to Avenida Central	A	Add lanes, reconstruct 4.157 miles	\$42,915,020	\$14,995 Preliminary Engineering \$106,357 Right of Way	\$42,793,668 Construction				FDOT
Lake Ella Road C6604 from April Hills Blvd. to US 27/441	A						\$240,000 Right of Way		Road Impact Fees
Total			\$44,535,914	\$232,226	\$42,815,173	\$21,505	\$1,036,505	\$480,505	

**TABLE 8-5: PUBLIC SCHOOLS IMPROVEMENT SCHEDULE
FIVE YEAR CAPITAL WORK PLAN SUMMARY (FY 2019-2023)
September 10, 2018**

Project Funds	Carryover	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	5 Year Total
Funds Available for Projects		\$71,402,796	\$20,680,135	\$23,988,421	\$24,778,641	\$29,225,214	\$170,075,207
Future Project Fund			\$26,466,916	\$32,147,051	\$17,313,872	15,592,513	\$(0)
Total		\$71,402,796	\$47,147,051	\$56,135,472	\$42,092,513	\$44,817,727	\$261,595,560

Proposed New School Construction Projects	Carryover	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	5 Year Total
Cypress Ridge ES Cafeteria		\$5,000,000					\$5,000,000
New Four Corners K-8 at 1200 Cap (Open 2021)		\$33,935,880					\$33,935,880
Lake Mineola HS Addition (Open 2021)		\$1,000,000	\$8,000,000				\$9,000,000
Tavares Relief ES at 940 cap ² (Open 2025)						\$23,017,727	\$23,017,727
Lake Hills Classroom Addition ¹						\$100,000	\$100,000
Subtotal		\$39,935,880	\$8,000,000			\$23,117,727	\$71,053,607

¹: Planning funds only.

²: Planning funds partially funded only

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Proposed Modernization and Renovation Projects	Carryover	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	5 Year Total
Beverly Shores ¹						\$100,000	\$100,000
Clermont MS (Clermont K-8 on CMS)			\$1,000,000	\$16,410,800			\$17,410,800
Clermont ES (Open 2023)			\$1,000,000	\$16,410,800			\$17,410,800
Eustis ES						\$100,000	\$100,000
Fruitland Park (Open 2024)				\$1,500,000	\$20,000,000		\$21,500,000
ETS South	\$850,000						
Land Acquisition		\$500,000	\$500,000				\$1,000,000
Minor Capital Projects		\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,500,000
Capital Renewal Projects		\$0	\$0	\$0	\$2,000,000	\$16,000,000	\$18,000,000
Technology Infrastructure Upgrades		\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$5,000,000	\$21,000,000
Subtotal		\$5,000,000	\$7,000,000	\$38,821,600	\$26,500,000	\$21,700,000	\$98,121,600

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Total Project Cost	Carryover	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	5 Year Total
Proposed New School Construction Projects		\$39,935,880	\$8,000,000			\$23,117,727	\$71,053,607
Proposed Modernization and Renovation Projects		\$5,000,000	\$7,000,000	\$38,821,600	\$26,500,000	\$21,700,000	\$98,121,600
Total		\$44,935,880	\$15,000,000	\$38,821,600	\$26,500,000	\$44,817,727	\$170,075,207
Capital Reserve	\$8,521,169						

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TABLE 8-6: PUBLIC SCHOOLS IMPROVEMENT SCHEDULE REVENUE SUMMARY
FIVE YEAR CAPITAL WORK PLAN SUMMARY (FY 2019-2023)
September 10, 2018

Revenue	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	5 Year Total
Local Capital Outlay Levy ¹	\$33,411,088	\$35,415,753	\$37,894,856	\$40,547,496	\$43,385,821	\$190,655,014
Sales Tax (1/3 cent)	\$15,250,000	\$15,750,000	\$16,250,000	\$16,750,000	\$17,250,000	\$81,250,000
Impact Fee	\$14,050,000	\$14,550,000	\$15,050,000	\$13,366,064	\$15,484,380	\$72,500,444
Proportionate Share Mitigation (LMHS)	\$771,916	\$640,104	\$771,916	\$166,120	\$399,500	\$2749,556
PECO Maintenance (State) ²	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000	\$3,500,000
PECO Regular (State) ²	\$0	\$0	\$0	\$0	\$0	\$0
COBI/SBE Bonds (State)	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay and Debt Service (State)	\$949,495	\$914,208	\$906,181	\$733,081	\$688,606	\$4,191,571
Prior Year Carryover (Impact Fees) ³	\$33,561,972	\$0	\$0	\$0	\$0	\$33,561,972
Carryover (LMHS Prop Share Mitigation)	\$246,472	\$0	\$0	\$0	\$0	\$246,472
Carryover (Sales Tax)	\$9,000,000	\$0	\$0	\$0	\$0	\$9,000,000
Capital Reserve (Impact Fees)	\$8,521,169					\$8,521,169
Other Misc.	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Total Available	\$116,562,112	\$68,070,065	\$71,672,953	\$72,362,761	\$78,008,307	\$406,676,198

- 1 ¹: 1.50 mil for Capital Outlay with 0.50 of 2.00 mil moved to Operating Budget by State Legislature
- 2 ²: Estimated PECO figures as of June 2018
- 3 ³: Uncommitted or reallocated prior year funds