

# 2022-2023

## Five-Year Capital Improvement Plan





### **THE SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA**

Ms. Jane Goodwin, Chair – District 5

Mr. Tom Edwards, Vice Chair – District 3

Ms. Bridget Ziegler – District 1

Ms. Karen Rose, Chair – District 2

Ms. Shirley Brown — District 4

Dr. Brennan Asplen III, Superintendent of Schools

Jody Dumas, Assistant Superintendent, Chief Operating Officer

Diane Cominotti, Acting Director of Planning

Amy Anderson, Planning Analyst

### **BOARD MISSION**

The School District of Sarasota County prepares students to achieve the highest learning standards by engaging a high quality staff, involved parents, and a supportive community.

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## **Chapter 1: Planning Overview**

*A Tradition of Academic Excellence*



## **Introduction**

Recognized as one of the top school districts in the State of Florida, Sarasota County Schools (the District) provides educational services for over 37,000 traditional public school students living in Sarasota County (the County) and its four local municipalities—Longboat Key, North Port, Sarasota, and Venice. The District’s educational services meet a wide-range of educational and workforce development needs including traditional K-12 public school services at the 37 elementary, middle, and high schools; a gifted school for students in grades 2-12; a special needs school for students from Pre-K-12; and workforce and technical programs at Suncoast Technical College. The District is also home to 13 charter schools with whom the District shares capital resources. Through these schools, the District produces graduates that are college or career ready.

In order to meet the current and future educational needs of the County, Sarasota County Schools must continually plan for the development, maintenance, and improvement of the District’s capital resources and facilities. The 2022/23 Five-Year Capital Improvement Plan (CIP) ensures that the District provides excellent educational services for residents and businesses by planning for current and future capital needs. The CIP plans for future school capital needs by: 1) confirming School Board planning goals and strategies, 2) assessing the condition of existing school facilities and capital resources, 3) evaluating current student needs and future enrollment demands, and 4) prioritizing capital improvement projects for funding through the capital budget. By planning for capital needs and demands, the CIP helps Sarasota County Schools ensure that they will have the capital assets to continue providing for the excellent educational services the citizens and businesses of Sarasota County expect.

## **2022/23 Planning Goals**

The foundation of the District’s capital planning efforts are the School Board’s five adopted planning goals. These goals are fundamental components of the CIP as they help establish the basis upon which the CIP is developed. The goals provide direction about how future projects are to be assessed; identify what data needs to be evaluated; and set priorities for future planning efforts and projects that align with our Strategic Plan Goals and Priorities.

### **Goal 1: Education Services Planning and School Facilities Capacity.**

Meet the needs and demands of current and future residents and businesses through planning efforts that provide for current student populations, future student demands, and the educational needs of Sarasota County.

- Goal 5 of Strategic Plan—Efficient and effective operations through fiscal stewardship.
  - Strategy 1—Maximize efficiency of operations.
  - Strategy 3— Focus on environmental sustainability in all aspects of district and school operations.

### **Goal 2: Asset Preservation.**

Protect the District’s capital investments through a well managed operations system that establishes best management practices for maintaining, renovating, or replacing the District’s capital assets—e.g.: facilities, systems, equipment, transportation equipment, and other resources.

- Goal 5 of Strategic Plan—Efficient and effective operations through fiscal stewardship.
  - Strategy 1—Maximize efficiency of operations.
  - Strategy 3— Focus on environmental sustainability in all aspects of district and school operations.

**Goal 3: Safety and Security.**

Support the academic success of each child with a comprehensive safety and security program and services that effectively uses security technologies and infrastructure aligned with campus security and emergency management best practices.

Strategic Plan:

- Goal 2—Foster a healthy, supportive learning environment for ALL students.
  - Strategy 5— Create an environment in which physical safety is a priority.

**Goal 4: Technology.**

Implement and support technology infrastructure to ensure students and staff have anytime, anywhere access to the latest educational technology and resources in school during the school day.

- Goal 1—Personalize learning and accelerate growth for ALL students.
  - Strategy 4—Provide arts and experiential learning opportunities for students that honor multiple modalities and engage ALL student groups.
  - Strategy 5—Equip all students for life readiness through access to accelerated, specialized, college and career focused instructional opportunities.

**Goal 5: Capital Improvement Funding.**

Execute a capital improvement financing strategy that plans, maintains, and provides for the delivery of a highly valued, well managed, and fiscally responsible educational services and infrastructure system.

- Goal 5— Efficient and effective operations through fiscal stewardship.
  - Strategy 1—Maximize efficiency of operations.
  - Strategy 3— Focus on environmental sustainability in all aspects of district and school operations.

By helping define the District’s capital planning directives and priorities, these goals give staff guidance about how to plan and budget for future capital improvement projects. Each project considered for capital funding in the Five-Year CIP, is evaluated based upon whether it addresses or fulfills the School Board’s adopted capital planning goals. The following section introduces some of the tools (facility condition, area population, school capacity) used to implement these goals in the Five-Year CIP.

## **Board Priorities**

The 2022/23 Capital Improvement Plan establishes how the District will achieve the Board's capital planning goals by prioritizing capital projects based on facility needs, demands, and concerns. This year in the 2022/23 CIP the School Board has prioritized the provision of improvements to existing campuses and educational programs in Sarasota County. Specifically, the Board is focused on providing for the following priorities:

- Relieving growth and over-capacity in existing schools by constructing a new K-8 in Central County and a new High School in Wellen Park;
- Improving the condition of existing classrooms while expanding the number of permanent educational spaces at Gocio Elementary;
- Ensuring Oak Park School facilities are able to accommodate all students and provide for the program needs of the school by renovating each classroom wing at the site;
- Upgrade existing McIntosh agricultural area to provide fresh farm raised food to FNS to use to feed students and staff as well as promote a sustainable agricultural farm program.
- Ensure our facilities are operating efficiently and effectively through HVAC refresh projects at Bay Haven and Sarasota High School;
- Create a joint-use tennis facility with the City of Sarasota for use for Sarasota High School;
- Engineering and installation of generators and emergency transfer equipment at Suncoast Technical College to provide continuity of operations for the School District in the event of a disaster.
- Improving the athletic facilities at the District's five comprehensive high schools including new entrances, new tracks and new athletic fields

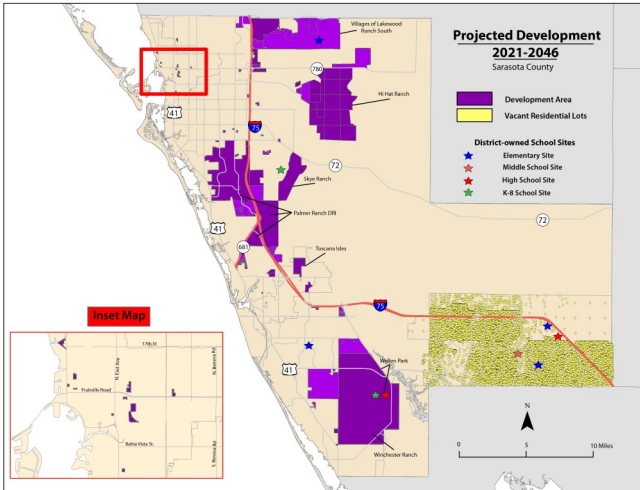
As a result of these projects, which are to be funded in the first year of the 2022/23 Five-Year Capital Improvement Plan, Sarasota County Schools can ensure that it is providing exceptional education programs that meet the County's needs today and in the future.



## School Capacity Data and Demographics

According to the State of Florida, Sarasota County had a population of approximately 441,500 permanent residents. The County is expected to grow to over 464,900 full time residents by the end of 2025, to over 489,000 residents by 2030, and over 546,000 residents by 2045. Map 1 highlights major development areas within the County.

Map 1: Proposed Development 2021-2045



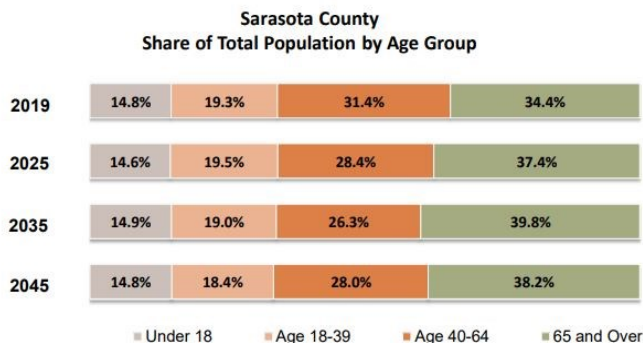
However, even as Sarasota County grows, as highlighted in Table 1 and Figures 1 and 2, the largest segment of the population continues to be older, retirees without children. Sarasota County has a median age of 57, nearly 35% of the population is over 65, and approximately half of the population is workforce aged. The County’s older population is the reason that Sarasota County Schools’ single-family student generation rate is fifth lowest in the State of Florida.

Table 1: Key Sarasota County Demographics

Population	441,500
Population 5 - 18 years old	62,729
Median Age	57 years
Average Household Size	2.28 persons
Households with Children Under 18	14.8%

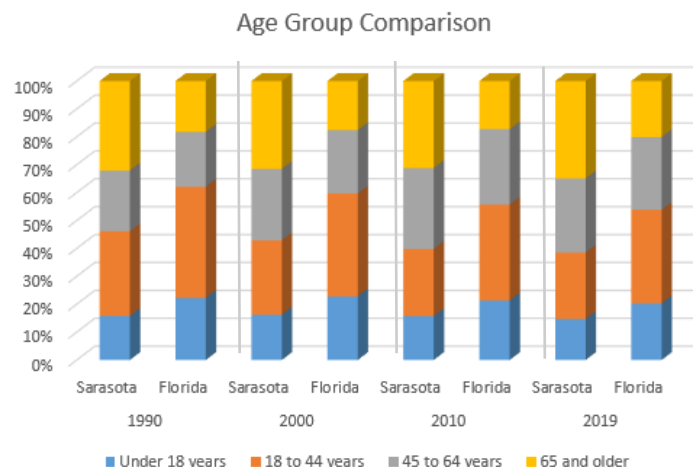
Source: US Census

Figure 1: Sarasota Age Distribution



Source: Office of Economic & Demographic Research

Figure 2: Age Difference Sarasota County-State of Florida

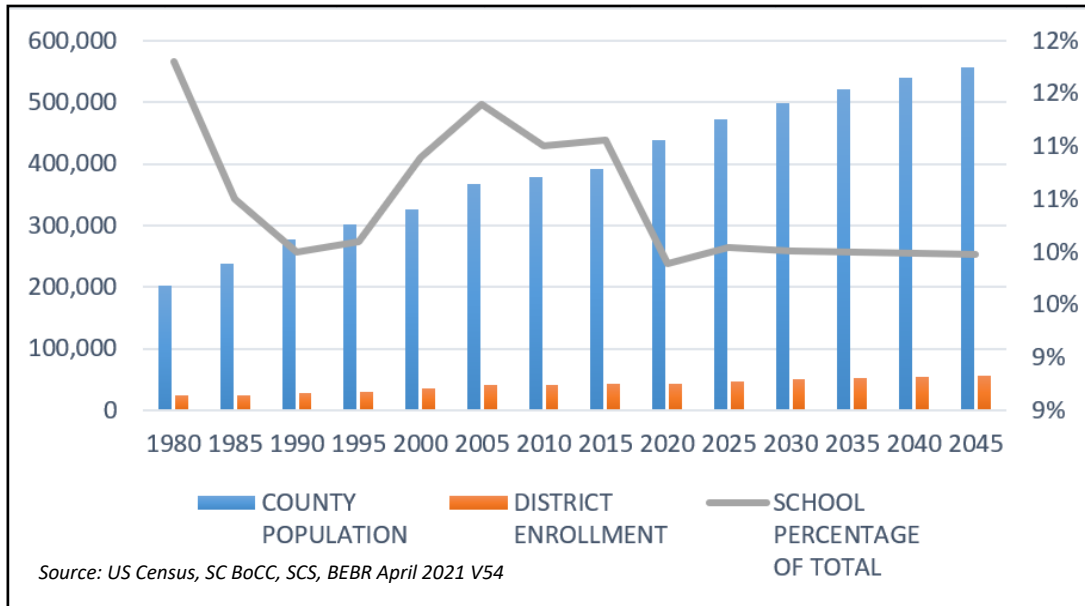


Source: US Census

## School Growth in Sarasota County

Even though the population is predominantly older and Sarasota County Schools do have a low student generation rate, the growth in Sarasota County’s residential population will increase student enrollment. Traditional public and charter schools enrollment consistently equates to about an eleventh of the County’s overall residential population, though has dropped from a high of 12% in 1980 to 10% today (Figure 4).

Figure 3: Correlation of County Population—District Enrollment



As shown in Table 2, since 1980, school enrollment has averaged 11% of the overall County population ranging from a high of 12% in 1980 to a low of 10% in 2020. The District expects the percentage of students to overall population will remain consistent in this range.

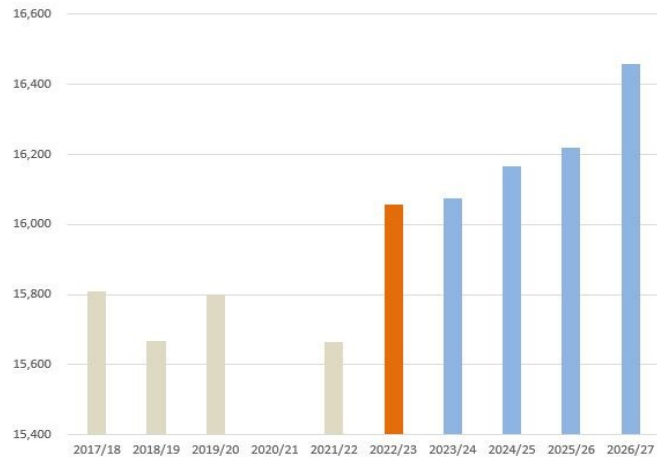
Table 2: Relationship between County Population and Student Enrollment

YEAR	COUNTY POPULATION	DISTRICT ENROLLMENT	SCHOOL % OF TOTAL
1980	202,251	23,932	12%
1985	238,013	24,920	11%
1990	277,776	27,715	10%
1995	301,528	30,423	10%
2000	325,957	35,611	11%
2005	367,867	41,861	11%
2010	379,448	40,695	11%
2015	392,090	43,357	11%
2020	438,816	43,386	10%
2025	472,100	47,432	10%
2030	498,200	49,883	10%
2035	520,400	52,036	10%
2040	539,900	53,941	10%
2045	557,500	55,641	10%

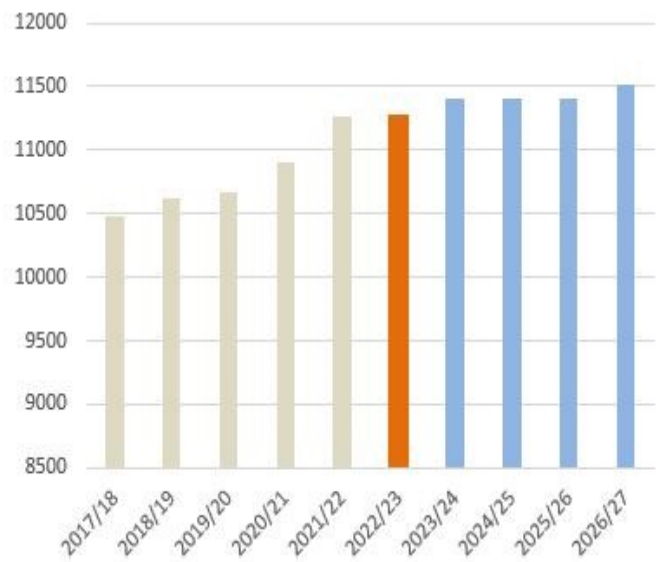
Source: County Population BEBR April 2021 V54

The following charts show expected five-year growth of traditional public schools and charter schools as well as the relationship between traditional public and charter schools. Note: the gray bars in the figures below represent the current and previous school years. The orange represents the 2022/23 CIP execution year, and the blue represents the 2022/23 CIP Programmed Funding Years.

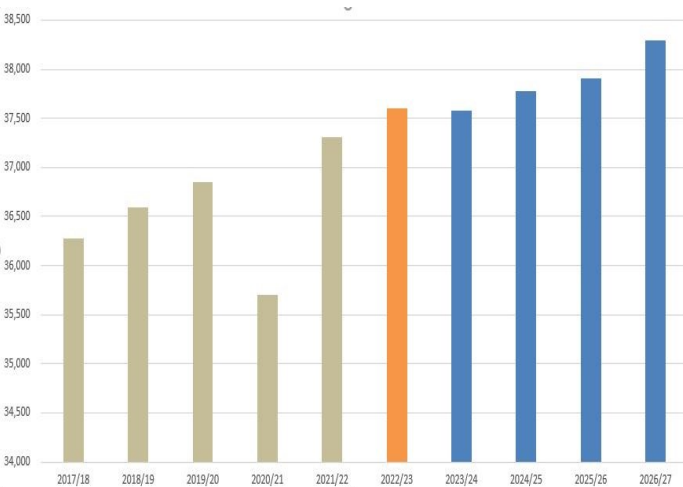
**Figure 4: Traditional Elementary Student Enrollment**



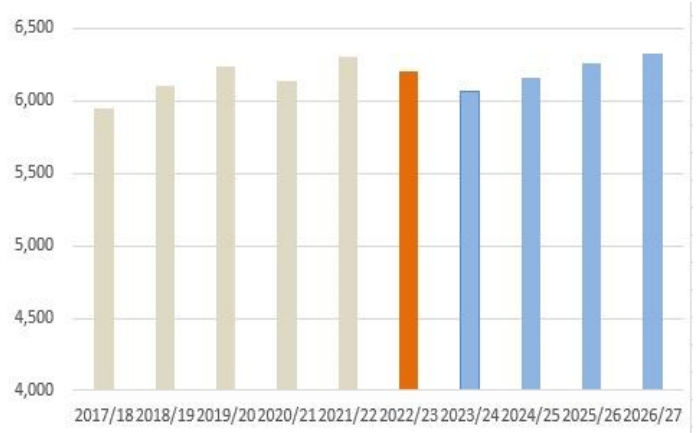
**Figure 6: Traditional HS Student Enrollment**



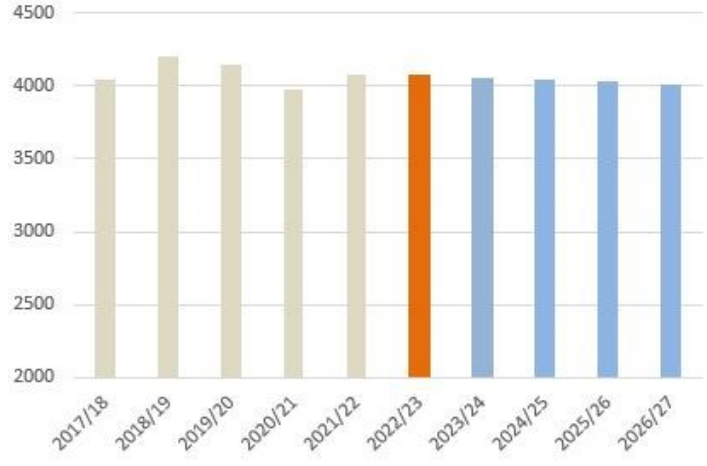
**Figure 8: Traditional Public K—12 Student Enrollment**



**Figure 5: Traditional Middle School Student Enrollment**



**Figure 7: Traditional Special School Student Enrollment**



*Note: Special schools are Laurel-Nokomis, Oak Park, Pine View, Sun-coast Polytechnical and alternative schools.*

**Figure 9: Charter School Student Enrollment**

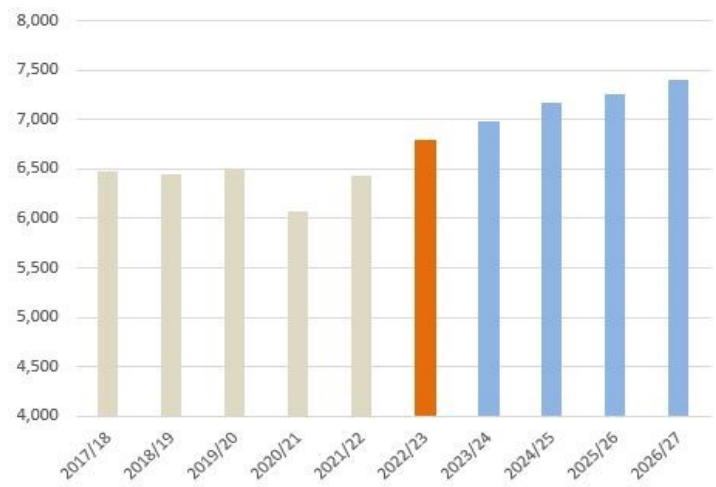




Figure 10: Traditional Public to Charter School Student Enrollment

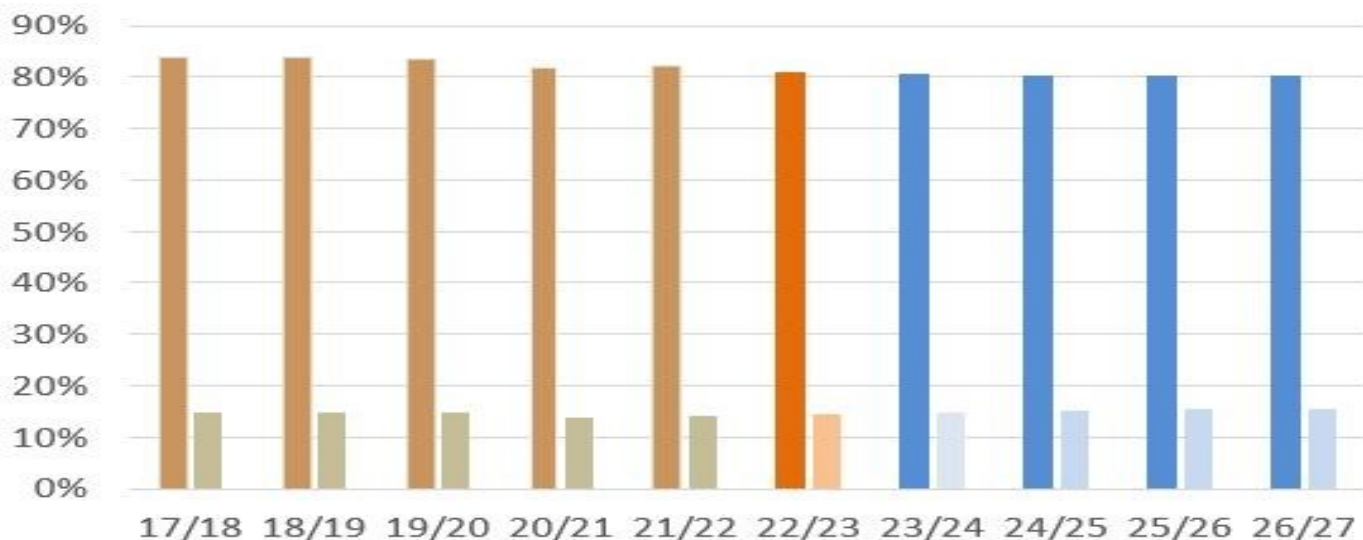


Table 3: Relationship between Traditional Public and Charter School Enrollment

School Year		17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
All Students	Enrollment	43,320	43,639	44,158	43,644	45,490	46,601	46,764	47,094	47,351	47,881
Traditional Public	Enrollment	36,276	36,594	36,852	35,700	37,305	37,604	37,584	37,776	37,906	38,296
	% of Enrollment	84%	84%	83%	82%	82%	81%	80%	80%	80%	80%
Charter Schools	Enrollment	6,474	6,451	6,510	6,066	6,427	6,782	6,974	7,177	7,253	7,402
	% of Enrollment	15%	15%	15%	14%	14%	15%	15%	15%	15%	15%

**Capacity**

The District has 39 traditional public schools that serve the students of Sarasota County. As the District works to plan for the future growth needs of the county, it must evaluate how much capacity is available at the existing schools in order to determine when and where to locate new school facilities.

Capacity Table: The District’s current inventory of traditional schools, permanent FISH capacity, permanent program capacity, and available capacity for 2022/23 as well as projected capacity for 2023/24 thru 2026/27 are presented in Table 4. Data notes:

- *Gocio Elementary:* The completion of the new classroom wing project will replace the portables with permanent classroom space and increase the permanent FISH capacity of the school.
- *Special Schools are Pine View, Oak Park, Suncoast Polytechnical and alternative schools:* Are special program schools that have District-wide attendance zones and therefore are not included within the capacity totals by school level .
- *Middle school and High School Levels:* Do not include the Englewood community south of Manasota Beach Road as those areas are districted to the Charlotte County School District.

Table 4: Sarasota School Inventory and Projected Capacity

5-Year Projected Available Capacity							
School Name	Permanent Capacity	21/22 Month 2 Enrollment*		22/23 Enrollment Projections**		26/27 Enrollment Projections**	
	DOE FISH	Enrollment	Available Capacity	Projection***	Available Capacity	Projection***	Available Capacity
Available Elementary School Capacity							
Alta Vista	848	475	373	506	342	504	344
Ashton	734	1,031	(297)	1,030	(296)	1,132	(398)
Atwater	1,028	672	356	695	333	773	255
Bayhaven	664	587	77	587	77	601	63
Brentwood	1,043	603	440	658	385	656	387
Cranberry	761	723	38	767	(6)	822	(61)
Emma E Booker	746	517	229	556	190	497	249
Englewood	644	575	69	563	81	522	122
Fruitville	985	745	240	765	220	731	254
Garden	482	535	(53)	542	(60)	546	(64)
Glenallen	930	669	261	669	261	742	188
Gocio	584	617	(33)	599	(15)	590	(6)
Gulf Gate	913	700	213	700	213	652	261
Lakeview	594	685	(91)	700	(106)	685	(91)
Lamarque	1,069	1,027	42	1,045	24	1,101	(32)
Phillippi Shores	731	761	(30)	782	(51)	826	(95)
Southside	826	681	145	676	150	631	195
Tatum Ridge	761	784	(23)	832	(71)	1,131	(370)
Taylor Ranch	781	838	(57)	902	(121)	964	(183)
Toledo Blade	853	766	87	780	73	789	64
Tuttle	849	666	183	641	208	619	230
Venice	766	540	226	569	197	441	325
Wilkinson	786	437	349	492	294	501	285
<b>Totals</b>	<b>18,378</b>	<b>15,634</b>	<b>2,744</b>	<b>16,056</b>	<b>2,322</b>	<b>16,456</b>	<b>1,922</b>



Table 4: Sarasota School Inventory and Projected Capacity

School Name	Permanent Capacity	21/22 Month 2 Enrollment*		22/23 Enrollment Projections**		26/27 Enrollment Projections**	
	DOE FISH	Enrollment*	Available Capacity	Projection***	Available Capacity	Projection***	Available Capacity
<b>Available Middle School Capacity</b>							
Booker MS	1,819	911	908	906	913	790	1,029
Brookside MS	1,484	760	724	704	780	774	710
Heron Creek MS	1,531	835	696	812	719	885	646
McIntosh MS	1,235	846	389	875	360	921	314
Sarasota MS	1,406	1,215	191	1,225	181	1,184	222
Venice MS	1,090	760	330	747	343	754	336
Woodland MS	1,410	972	438	939	471	1,016	394
<b>Totals</b>	<b>9,975</b>	<b>6,299</b>	<b>3,676</b>	<b>6,208</b>	<b>3,767</b>	<b>6,324</b>	<b>3,651</b>
<b>Available High School Capacity</b>							
Booker HS	1,535	1,299	236	1,290	245	1,283	252
North Port HS	2,783	2,461	322	2,472	311	2,500	283
Riverview HS	2,646	2,543	103	2,563	83	2,617	29
Sarasota HS	2,442	2,506	(64)	2,519	(77)	2,411	31
Venice HS	2,155	2,451	(296)	2,425	(270)	2,696	(541)
<b>Totals</b>	<b>31,511</b>	<b>23,858</b>	<b>7,653</b>	<b>23,685</b>	<b>7,826</b>	<b>24,155</b>	<b>7,356</b>
<b>Available Special Schools Capacity</b>							
Laurel Nokomis	1,460	1,343	117	1,357	103	1,172	288
Pineview	1,668	1,745	(77)	1,702	(34)	1,840	(172)
Suncoast Poly	576	540	36	556	20	530	46
Oak Park	606	275	331	283	323	291	315
<b>Totals</b>	<b>4,310</b>	<b>3,903</b>	<b>407</b>	<b>3,898</b>	<b>412</b>	<b>3,833</b>	<b>477</b>
<b>Grand Totals</b>							
<b>Grand Totals</b>	<b>64,174</b>	<b>49,694</b>	<b>14,480</b>	<b>49,847</b>	<b>14,327</b>	<b>50,768</b>	<b>13,406</b>

\* Current Enrollment is based on the 40-Day counts for the 2021/22 school year

\*\* Projections from Finance 3/9/22, includes a growth factor

\*\*\*Projections do not take into account the capacity that will be added through new school construction projects in the 5-Year Capital Budget.





**Chapter 2: Goals and Objectives**  
*Strategies for Achieving Educational Excellence*

## **Introduction**

The Sarasota County School Board has five capital planning goals and associated objectives that guide the planning, funding, and prioritization of its capital improvement projects. These goals articulate what issues need to be addressed in order for Sarasota County Schools to meet its vision of placing learning at the center of its activities to enable all learners to lead productive, responsible, and healthful lives. The objectives give direction about how to implement the goals through planning strategies, project deliverables, planning priorities, and work tasks. These goals and objectives establish the planning foundation for evaluating, implementing, and achieving its mission of providing the highest learning standards by engaging a high quality staff, involving parents, and a supportive community.

Included in this chapter is a section that shows how each project included within the 2022/23 Five-Year Capital Improvement Plan meets the District capital planning goals. Emergencies, funding, and competing priorities may change the projects actually completed in years two through five.

## **Sustainability**

As part of the Strategic Plan, an intentional focus on environmental sustainability is a priority in all aspects of district and school operations (electric school buses, electric-powered lawn maintenance, high-performance buildings, agriculture programs, farm to table, chemical-free pesticides, etc.). Sustainability is interwoven in each of the projects included in the 2022/23 Capital Improvement Plan.

## **GOAL 1: EDUCATION SERVICES PLANNING AND SCHOOL FACILITIES CAPACITY PLANNING.**

**Meet the needs and demands of current and future residents and businesses through planning efforts that provide for current student populations, future student demands, and the educational needs of Sarasota County.**

Objective 1.1. Level of Service Provision. Ensure that current and future educational demands are met through planning efforts that provide for the adopted Level of Service for School Facilities by:

- a. Addressing growth management needs and ensuring school facilities provide for changes in development patterns, growth corridors, and demographic populations;
- b. Maintaining a concurrency management system that ensures the educational services and facilities are provided in appropriate locations;
- c. Collaborating with local governments to review and evaluate proposed residential development projects to ensure that educational services respond to growth;
- d. Working with Manatee and Charlotte County Schools to coordinate the delivery of educational services by evaluating interlocal agreements, facility demands, population changes, and student reassignments.

Objective 1.2. Educational Service and Program Planning. Ensure educational services are able to adapt to changes in District strategic priorities, student population demands, and capital funding capabilities by:

- a. Prioritizing future school rebuilds, expansions, and construction according to facility needs, conditions, locations, and budget;
- b. Utilizing relocatable structures as a planning tool to respond to growth and to minimize and reduce the dependence on such facilities;
- c. Maximizing facility utilization through program relocations, attendance zone changes, or student assignment measures; and

- d. Purchasing new school facilities sites necessary to support long-range needs and growth demands over a ten to twenty year planning horizon.

Objective 1.3. Shared-Use Facilities and Co-located Services. Maximize the utilization of District facilities, capital assets, and fiscal resources by proactively identifying opportunities to develop shared-use facilities and co-locate services with both internal and external partners—e.g.: local, regional, and state government entities, community groups, neighborhood associations, and not-for-profit agencies. Opportunities to partner on the delivery of services and facilities include:

- a. Joint-venture services and buildings such as arts centers, transportation storage yards and maintenance facilities, libraries, meeting rooms, auditoriums, conference centers, and other community resources;
- b. Recreational facilities and resources such as playgrounds, sport fields, and indoor sport venues, and other facilities;
- c. Support facilities such as warehouses, parts inventory, instructional television, print shop, media studios, and similar services; and
- d. Shared-use schools sites and buildings—particularly in the Englewood attendance zone area with Charlotte County.

### **Goal 1 Projects:**

The following details those projects scheduled to be funded in the 2022/23 CIP as well as those planned for the following four years—2023/24, 2024/25, 2025/26 and 2026/27—to implement Goal 1.

#### Projects Scheduled for Funding Starting in 2022/23:

- Gocio New Classroom Wing & Campus Refresh, \$25,000,000 total budgeted
- New Construction High School Wellen Park, \$155,000,000 total budgeted
- New Construction K-8 School Clark/Lorraine Rd, \$85,000,000 total budgeted
- Sarasota High Tennis Courts, \$500,000 total budgeted

#### Projects Planned for Funding in the Following Four Years:

- Fruitville Building 5 Rebuild, \$18,100,000 total budgeted
- Future School Site Purchases, \$26,779,000 total budgeted
- Garden Elementary Rebuild, \$40,000,000 total budgeted
- New Construction Elementary School Lakewood Ranch, \$53,240,000 total budgeted
- New Construction K-8 School Wellen Park, \$85,000,000 total budgeted
- STC Renovation—Phase III, \$18,447,660 total budgeted

## **GOAL 2: ASSET PRESERVATION.**

**Protect the District’s capital investments through well managed operations system that establishes best management practices for maintaining, renovating, or replacing the District’s capital assets—e.g.: facilities, systems, equipment, transportation equipment, and other resources.**

Objective 2.1. Capital Asset Operations Evaluations. Ensure the District’s capital assets provide for the educational and operations needs of the District by continually evaluating how such resources are utilized.

Particular emphasis shall be to ensure that District’s capital assets:

- a. Are operating efficiently and effectively;
- b. Meet the educational needs and demands of the District’s students and educators; and
- c. Provide safe, up-to-date facilities that meet diverse program needs.

Objective 2.2. Preventative Maintenance Schedule. Ensure the District’s capital assets are well kept by

implementing preventative maintenance schedules for each capital asset and addressing projects related to all appropriate assets including the following resources:

- a. School Facilities and Properties—e.g.: roofs, flooring replacement, major systems, playgrounds, relocatables, traffic improvements including resurfacing, expansion, and on-site queuing;
- b. Safety and Security Resources—e.g.: fire and life safety systems, fencing and single points of entry, cameras, locking systems, and access controls;
- c. Technology Systems—e.g.: computer replenishment, interactive instructional displays, learning management systems, virtual learning, streaming video, intercoms, telephones and servers; and
- d. Transportation Equipment and Vehicles—e.g.: school buses and white fleet.

Objective 2.3. Capital Improvement Priorities. Determine when to replace, construct, or purchase capital assets by evaluating each proposal according to a set of established priorities that considers issues related to need, user demand, cost, and influence on the overall ability to deliver educational services. As part of this evaluation, make certain to address local, state, and federal programs, statutes, and regulatory requirements.

Objective 2.4. Coordinated Operations. Provide for the coordinated review, management, and oversight of capital asset operations by building and utilizing interdepartmental capital facility planning teams—including staff from Planning, Construction, Facilities, Finance, Information Technologies, Safety and Security, and the Chief Operating Officer—to:

- a. Collaborate on the planning, design, and implementation of capital improvement projects;
- b. Coordinate the prioritization and review of proposed capital improvements;
- c. Bring forward the capital improvement needs and interests of the school administrations;
- d. Ensure effective and efficient project management and program implementation; and
- e. Maximize District capital resources by seeking opportunities to reduce project redundancies.

## Goal 2 Projects:

The following details projects scheduled to be funded in the 2022/23 CIP as well as those planned for the following four years—2023/24, 2024/25, 2025/26 and 2026/27—to implement Goal 2.

### Projects Scheduled for Funding Starting in 2022/23

- Facilities maintenance, renovation, and replacement projects as funded through the capital budget
- Bay Haven HVAC and Classroom Refresh, \$18,105,000 total budgeted
- High School Track & Football Field Upgrades, \$2,420,000 budgeted in 2022/23
- McIntosh Middle Farm Upgrades, \$3,200,000 total budgeted
- Oak Park Wing Renovations, \$1,632,500 budgeted in 2022/23
- Sarasota High Chiller Plant/HVAC Refresh (East Side), \$35,508,085 total budgeted

### Projects Planned to be Funded in the Next Four Years:

- High School Track & Football Field Upgrades, \$8,202,000 planned in 2023/24—2027/28
- North Port High HVAC & Science Wing Refresh, \$59,020,000 budgeted for 2024/25
- Oak Park Track, \$3,500,000 planned for 2023/24
- Oak Park Wing Renovations, \$20,534,331 planned for 2023/24—2027/28

## GOAL 3: SAFETY AND SECURITY.

Support the academic success of each child with a comprehensive safety and security program and services that effectively uses security technologies and infrastructure aligned with campus security and emergency management best practices.

Objective 3.1. Campus Access. Manage access to campus through:

- a. Renovation of main office entrances to limit visitor access to the student side of the campus, designating single points of entry controlled with electronic access control and computerized visitor management tools.
- b. Functional fencing, gates, bollards, and security window film to control access and increase stand-off distance.

Objective 3.2. Campus Security. Establish safe internal campus security by: Upgrading classroom and administrative support doors with keysets that lock from the inside, and, where appropriate, implement electronic access control.

Objective 3.3. Security Technology. Utilize technology that helps monitor campus activities and ensure effective emergency management communication including:

- a. Video security cameras with a migration path to ensure reliability through upgrades and enhancements.
- b. Redundant emergency communication/mass notification methods for visible and audible emergency messaging, including automated notification of severe weather conditions for outdoor venues.
- c. Reliable campus two-way radio communication systems and interoperable two-way communications for direct communication with first responder agencies, including in-building bi-directional amplifiers where required.
- d. Evaluate the feasibility and functionality of a separate technology infrastructure system that meets the future needs of security technology.

### **Goal 3 Projects:**

The following details projects scheduled to be funded in the 2022/23 CIP as well as those planned for the following four years— 2023/24, 2024/25, 2025/26 and 2026/27—to implement Goal 3.

#### Projects Scheduled for Funding Starting in 2022/23:

- Safety & Security maintenance, renovation, and replacement projects as funded through the capital budget.
- STC Continuity of Operations (COOP), \$3,200,000 total budgeted.

### **GOAL 4: TECHNOLOGY.**

**Implement and support technology infrastructure to ensure students and staff have anytime, anywhere access to the latest educational technology and resources in school during the school day.**

Objective 4.1. Technology Network Infrastructure. Support the District's educational programs and operations system by establishing a technology network infrastructure that enables all other technology components to maximize their usefulness and potential. Increase the capacity of the District's technology infrastructure system by:

- a. Partnering with Sarasota County Government's IT Department to evaluate, maintain, and operate a jointly used fiber ring throughout the county to serve all of our schools and department sites; and
- b. Replacing and upgrading the wired and wireless Local Area Network (LAN) and continually upgrading and replacing out of date equipment.

Objective 4.2. Classroom and School Technology Equipment. Improve the overall educational experience of our



students and staff through classroom and school technology equipment that puts technology tools (e.g.: projectors, interactive panels, student response devices, voice enhancement systems, document cameras, and interactive teaching peripherals) in the hands of our students and staff. Particular emphasis shall be on:

- a. Exploration, implementation and support of options regarding mobile digital devices for student use in the classroom and for assessment;
- b. Implementing an interactive panel display replenishment program that provides an updated classroom instructional tool for staff at all schools in the District;
- c. Support of the schools' auditorium systems ability to utilize up-to-date technology for the benefit of student learning as well as school and community events and performances; and
- d. Implementing a computer replenishment program that provides an equitable model and computer platform to all schools in the District on a four year refresh cycle at the schools.

Objective 4.3. District-wide Technology Infrastructure. Enable the District to utilize technology to support both instructional and business functions throughout the entire District and ensure that the District is able to function at high level through support technology infrastructure systems that include:

- a. Technology funds necessary to support our learning management systems, virtual learning, streaming video, video conferencing, individualized learning system, and reading progress monitoring;
- b. District wide communications technology including intercoms, clocks, and telephones; and
- c. Computing infrastructure replacements and upgrades necessary to support blades, school servers, and television studios.

#### **Goal 4 Projects:**

The following details projects scheduled to be funded in the 2022/23 CIP as well as those planned for the following four years— 2023/24, 2024/25, 2025/26 and 2026/27—to implement Goal 4.

#### Projects Scheduled for Funding Starting in 2022/23:

- Technology enhancements, upgrades, refresh, replacements, and improvements throughout the district as outlined in the capital budget.

### **GOAL 5: CAPITAL IMPROVEMENT FUNDING.**

**Execute a capital improvement financing strategy that plans, maintains, and provides for the delivery of a highly valued, well managed, and fiscally responsible educational services and infrastructure system.**

Objective 5.1. Capital Improvement Planning. Provide for capital improvements in accordance with established service priorities and capital asset needs by establishing a CIP which identifies and prioritizes all capital improvement projects which the District will undertake. The CIP shall include projects which:

- a. Address existing deficiencies and augment existing operations;
- b. Provide repair or replacement of existing facilities; and
- c. Accommodate planned future growth.

Objective 5.2. Five-year CIP. Provide for the current capital needs of the school district by establishing the District's immediate capital priorities, funding strategies, and five-year capital improvement priorities by:

- a. Completing an annual assessment of potential capital projects to ensure that current and future capital assets meet the District's establish strategic goals, are properly accounted for in the District's budgeting practices, and achieve previously established project priorities;
- b. Evaluating potential projects for inclusion in the Five-year CIP according to criteria that considers issues related to: need to correct deficiency, repair or replace facility, accommodate new growth;

project location and student considerations; community interests and demands; projected estimated cost and fiscal capabilities; and priority ranking relative to other proposed projects and capital needs; and

- c. Ensuring that the District does not add new projects to the Five-year CIP unless there is an overriding demonstrated need for the project, new funding revenues are found that help finance the project, or the project is shown to meet a strategic goal of the District.

Objective 5.3. Capital Asset Utilization and Financing. Promote life-cycle cost management practices that improve the efficiency and effectiveness of education systems and services through the following practices:

- a. Maintenance, operation, and construction practices that reduce capital costs, promote efficient use of financial resources, and increase capital asset use and functionality; and
- b. Reinvestment of monies saved through such practices, including project rebates, back into the District's capital assets so that additional savings may be realized.

Objective 5.4. Funding Mechanism Assessments. Ensure that development bears a proportionate share of needed facility improvements both now and in the future by regularly evaluating:

- a. Whether present fees are adequate to address the impacts of inflation;
- b. Whether the District needs to adjust impact fees, as appropriate; and
- c. Whether other capital financing mechanisms may be needed and used to help meet the fiscal demands placed on the District by new development.

Objective 5.5. Capital Project Budget. Implement the Capital Projects Budget through a collaborative team of Planning, Construction, Facilities, Finance, Information Technologies, Safety and Security, the Chief Operating Officer, and instructional leaders to systematically:

- a. Develop a list of projects;
- b. Rank the projects as to priority; and
- c. Ensure adequate funding for the District's priorities.

## **Goal 5 Projects:**

The following details financing options that are scheduled to complete to implement Goal 5.

- The District plans to borrow \$108,188,668 through Certificates of Participation (COP) in 2022/23 to fund the construction of New K-8 School located in Central County and the Gocio Elementary New Classroom Wing and Campus Refresh project.
- The District plans to borrow \$278,000,000 through Certificates of Participation (COP) in 2023/24 to fund the construction of a New High School and a New K-8 School located in Wellen Park and the Garden Elementary Replacement.



## Chapter 3: Key Planning Issues

*Moving Forward*

## **Introduction**

This report has highlighted the CIP planning process including the goals that guide the process, the tools staff uses to objectively evaluate the condition and need for capital improvements, the need to address immediate concerns, and the demographic and growth conditions which Sarasota County Schools must address in order to ensure there is sufficient capacity to meet the needs of educational services. However, before the Board can evaluate whether specific planning projects are priorities for capital funding, it is important to understand the current and future planning issues that are driving the demand and need for capital improvements.

The next section seeks to quickly identify those current and future planning issues, in order to provide additional context about what projects should be completed with the 2022/23 Five-Year Capital Improvement Plan. These issues, along with the Board's established goals and priorities, are the basis for making current capital budget recommendations. These issues help set the framework for evaluating capital projects and making current capital budgetary recommendations.

## **Current Planning Issues**

*School Safety and Security:* The Sarasota County School Board will continue to focus on physical safety and security in the 2022/23 school year. The previous approved budget allocated \$7.5 million dollars to provide an upgrade to the local UHF radio system to a countywide P25 system for every campus to establish better connectivity with emergency response teams. Coupled with the investments on every campus in single point entry, campus fencing, and intercom alert systems the Sarasota County School district will have significantly increased the physical security on all campuses.

*Capacity Demands from Growth:* Growth in Sarasota County remains strong as many local governments are experiencing higher than ever permitting. Lakewood Ranch and Wellen Park have been among the country's top selling communities for three years. This growth will result in a need for new school capacity—particularly at the elementary and high school levels. In the last few years, the District purchased a site in central county on Lorraine Rd where a new K-8 school is planned to open in August 2024, a site for multi-grade level instruction in Lakewood Ranch and K8 and high school sites in Wellen Park. The Planning Department, in coordination with our municipal and county planning partners and District Capital Projects Team, will monitor new capacity demands on an ongoing basis in order to assess the impacts of new development on traditional school capacity.

*Portable Capacity:* Over the last decade, the District has significantly reduced its reliance on relocatable classrooms. At the same time, we are using portables for 1) swing space on campus refresh projects at campuses including Bay Haven, and Sarasota High; 2) addressing growth and school enrollment needs at campuses including Laurel Nokomis, Tatum Ridge, and Taylor Ranch; and 3) community-based education resources at campuses such as Emma Booker and Gocio.

*Planning and Construction Implications of Florida Statute:* Previous changes to Florida Statutes regarding school facility planning and construction relieve some key requirements the State had placed on school districts regarding new construction and renovations. Specifically these changes 1) eliminate the need educational plant survey approval prior to adding capacity when using local funds, 2) update the definition of cost per student station, 3) add flexibility in determining the cost of student station during construction, and 4) remove sanctions for Districts not in compliance with the statute.

*Charter School Capital Sharing:* The Florida legislature is continually evaluating how school boards should share capital resources with charter public schools. Such sharing of capital fiscal resources impacts how the District's Five-year CIP functions.

*Taxable Values:* Sarasota County property values continue to increase. The District capital budget is built on a budget that estimates for the 2022/23 FY \$81,348,312,816 in overall taxable values, which is an increase of 8% over 2021 actual. In the out years, the District assumes the following increases by year — 3% in 2023/24; and 4% in 2024/25 and beyond. The District projects sales tax collections will increase 2-3% over the next five years. The ad valorem millage rate remains at 1.5 mil and continues to hamper the District's ability to execute a completely effective capital program.

## **Future Planning Considerations**

In the wake of the COVID 19 pandemic, Sarasota County has entered a period of economic growth and development that is projected to continue for the foreseeable future. We will need to continually monitor, evaluate, and study the effect of the pandemic on the County's economic growth and development outcomes. Planning for future demands is essential. New residential growth and increased job opportunities influence the District's ability to provide educational services. Continual and careful evaluation of development and planning concerns are necessary as it is difficult to correctly project how the county's residential housing market and job-based economic conditions will influence the timing, location, and demand for future educational services.

**Redistricting:** The growth of schools is not impacting all schools at the same rate—and for some schools it is not impacting them at all.

In order to ensure that the District utilizes its facilities most efficiently, one of the issues that will have to be assessed is how the redistricting of schools could help the District better manage and absorb the impacts of growth. As such, the Planning Department will be leading a discussion of District and school administrators, Capital Planning Team members, local planning partners, and community stakeholders about how redistricting could be used as an effective tool to help address the growth of our schools.

**Growth Management:** Sarasota County Schools enrollment is increasing. The questions are how many students will be generated by the growth in the County, how many will enter traditional public schools, what schools will they attend, and how quickly will the School District need to add school capacity. The Planning Department will continue to monitor growth in the county, school enrollment, and future development projects in order to advise the Board on appropriate growth management actions.

**Housing Affordability/School Growth:** Economic and enrollment indicators show that the District has entered a period of sustained growth that coincides with a period of growth in the County's residential development market. The price of housing in Sarasota County has also begun to rise faster than median household incomes. Thus, there is a growing question about whether working families with school age children will be able to afford to reside in Sarasota County and, if they can afford to live in the County, where will they reside? Such issues will need to be monitored carefully to ensure that the District is able to appropriately respond to future capacity demands.

**School Choice and Charter Schools:** The District has long valued a variety of public school choice options. As such questions remain about how many students will select traditional public schools versus other options such as charter schools, virtual schools, and private schools. Currently about 15 percent of students attend Charter schools; this trend is expected to continue. However, there is continued, and steady growth projected at the elementary and high school levels as all projections indicate the middle schools will continue to draw the greatest number of students away from traditional schools.

**Data Transmission Alternatives:** Data transmission is an issue that the District may need to address in the future. This project is in the budget because the current system is dependent upon a joint Comcast contract with Sarasota County and the County is reevaluating how its fiber infrastructure should be provided. If the County does not stay with Comcast, the District would have to consider other options—including building its own fiber infrastructure network. While the 2022/23 Five-Year CIP includes a line item for this expenditure it is done so because such a project could be costly and could have a significant impact on future capital improvement planning efforts.





## **Chapter 4: Five-Year CIP Projects**

*Implementing the Goal*



## Introduction

An essential part of the District’s incorporation of the CIP process is the involvement of all stakeholders – School Board members, executive directors and cabinet, principals, instructional staff, support staff, students, parents, and community. Such a process empowers those responsible for the CIP implementation and establishes a shared understanding of project priorities.

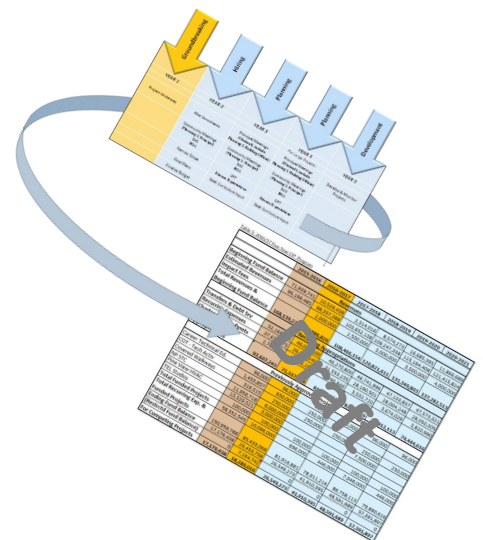
The determination of which projects should be recommended for CIP funding is done by the Capital Projects Team, facilitated by the Planning Department and consisting of the Chief Operating Officer, Executive Directors, and Department Staff from Construction, Facilities, Information Technology, Safety & Security, Planning, and Materials Management.

## Capital Planning Process

The Five-year CIP process seeks to establish planning priorities and budget for a five-year schedule — this year from the 2022/23 SY through the 2026/27 SY. Projects scheduled in the first year of the CIP (2022/23) are deemed the most important capital project priorities. Such projects are considered funded or programmed and generally these projects do not change. Projects in the second through fifth years are considered planned projects. As depicted below, years two through five are when project planning, scope development, construction design, and contractor hiring are being done in order to ensure projects are ready for groundbreaking in year one. Completing this capital planning process in years two through five ensures that changes to the project schedule occur during the program years in order to minimize the impact they have on the final adopted capital budget and maximize the effectiveness of the overall Five-Year Capital Program.

Figure 11: CIP Planning Process:

	Groundbreaking	Hiring	Planning	Planning	Development
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Project Underway		Hire Consultants	Principal Meetings (Minimally include Planning & Building Official)	Principal Meetings (Minimally include Planning & Building Official)	Develop & Monitor Projects
		Community Meetings (Planning & Principal) SAC HOA	Community Meetings (Planning & Principal) SAC HOA	Community Meetings (Planning & Principal) SAC HOA	
		Narrow Scope	CPT Discuss Expectations	CPT Discuss Expectations	
		Final Plans	Seek Curriculum Input	Seek Curriculum Input	
		Finalize Budget			



## 2022/23 Five-Year Capital Program

The following 2022/23 Five-Year Capital Program is the result of this process. In order to help define the types of projects included with this five-year capital program, please note:

- In accordance with SCSB Policy 7.771, all projects over \$325,000 are included in the CIP while no projects less than \$325,000 are included.
- Projects in the first dark blue colored column are to be included in the 2022/23 fiscal year capital budget;
- Projects in the tan colored columns are programed for the four out years;

Table 5: 2022/23 Five-Year CIP Program

2022/23 Capital Plan Budget					
	2022-2023 Projection	2023-2024 Projection	2024-2025 Projection	2025-2026 Projection	2026-2027 Projection
<b>Revenues</b>					
Begin Fund Balance	105,787,113	140,918,491	172,860,251	204,140,456	239,428,012
Estimated Revenues	180,229,610	177,970,049	172,420,391	177,562,910	181,132,342
Impact Fees	5,413,800	5,413,800	5,413,800	5,413,800	5,413,800
New Debt	108,188,668	278,000,000	59,020,000	-	53,240,000
<b>Total Revenues &amp; Begin Fund Balance</b>	<b>399,619,191</b>	<b>602,302,340</b>	<b>409,714,442</b>	<b>387,117,166</b>	<b>479,214,154</b>
<b>Recurring Appropriations</b>					
Transfers & Debt Srv	74,192,935	89,859,389	90,603,820	85,774,131	83,249,404
Transfers & Debt Srv - Charter (State Funded PECO)	3,554,281	3,554,281	3,554,281	3,554,281	3,316,404
Recurring Expenses	40,194,548	33,682,669	34,425,884	44,527,471	46,027,471
Charter School Payments - Millage	1,666,750	1,666,750	1,666,750	1,666,750	1,666,750
Charter School Payments - Sales Tax	-	-	2,047,875	4,164,075	4,300,725
<b>Total Recurring Appropriations</b>	<b>119,608,514</b>	<b>128,763,089</b>	<b>132,298,610</b>	<b>139,686,708</b>	<b>138,560,754</b>
<b>Capital Projects</b>					
Bay Haven Building 4	5,400,000	-	-	-	-
Fruitville Building 5 Rebuild instead of Remodel	-	-	-	-	9,900,000
Garden Rebuild New School Current Site	-	40,000,000	-	-	-
Gocio New Classroom Wing and Campus Refresh	9,793,433	-	-	-	-
High School Track & Football Field Upgrades	2,420,000	2,662,000	2,480,000	1,020,000	1,020,000
McIntosh Middle Farm Upgrades	3,200,000	-	-	-	-
New Construction Elementary Lakewood Ranch	-	-	-	-	53,240,000
New Construction High School Wellen Park	10,500,000	143,500,000	1,000,000	-	-
New Construction K-8 Wellen Park	-	84,000,000	1,000,000	-	-
New Construction K-8/Clark and Lorraine	85,188,668	-	-	-	-
North Port High HVAC & Science Wing Refresh	-	-	59,020,000	-	-
Oak Park Special Olympics Track	-	3,500,000	-	-	-
Oak Park Wing Renovation	1,632,000	2,607,000	2,806,376	6,982,446	3,443,491
Sarasota High Chiller Plant/HVAC Refresh (East Side)	19,058,085	16,450,000	-	-	-
Sarasota High Tennis Courts	500,000	-	-	-	-
School Site Purchases	-	7,960,000	6,969,000	-	11,850,000
STC COOP (Continuity of Operations)	1,400,000	-	-	-	-
STC Renovation - Phase III	-	-	-	-	11,800,000
<b>Total Funded Projects</b>	<b>139,092,186</b>	<b>300,679,000</b>	<b>73,275,376</b>	<b>8,002,446</b>	<b>91,253,491</b>
<b>Total Recurring Exp. &amp; Funded Projects</b>	<b>258,700,700</b>	<b>429,442,089</b>	<b>205,573,986</b>	<b>147,689,154</b>	<b>229,814,245</b>
<b>Ending Fund Balance</b>	<b>140,918,491</b>	<b>172,860,251</b>	<b>204,140,456</b>	<b>239,428,012</b>	<b>249,399,909</b>
<b>Required Capital Fund Reserve</b>	<b>(10,493,142)</b>	<b>(10,210,174)</b>	<b>(10,597,421)</b>	<b>(12,943,198)</b>	<b>(13,228,746)</b>
<b>Final Balance (Less Reserve)</b>	<b>130,425,349</b>	<b>162,650,077</b>	<b>193,543,035</b>	<b>226,484,814</b>	<b>236,171,163</b>

Table 6: 2022 Planning Matrix

The Planning Matrix allows the District to objectively evaluate project priorities across all District owned properties based upon the Goals and Objectives as defined in Chapter 2 of this plan.

#	School	Signif Capacity Needs	Duration of Over- Capacity	Average Age of Relocatables	Projected 5- Year Core Status	Cost of Maint. Proj Pending	Utility Costs	Past Five Years' Capital	Facility Condition Index (FCI)	2022 Ranking
1	Garden ES	5	5	2	6	20	6	8	20	72
2	Gocio ES	5	4	3	3	15	4	8	8	50
3	Sarasota HS	1	0	0	0	25	4	0	20	50
4	Bay Haven ES	0	0	0	0	15	4	8	20	47
5	North Port HS	1	0	0	0	25	2	2	16	46
6	Taylor Ranch ES	3	4	2	6	10	6	8	4	43
7	Oak Park K-12	1	0	0	0	15	4	6	16	42
8	Laurel Nokomis K-8	2	3	4	0	10	4	6	12	41
9	Triad Alternative	0	0	0	0	10	4	10	16	40
10	Tatum Ridge ES	1	0	0	12	10	4	8	4	39
11	Ashton ES	5	5	0	12	0	8	6	0	36
12	Booker HS	2	0	1	0	15	4	6	8	36
13	McIntosh MS	1	0	5	0	15	2	8	4	35
14	Venice HS	1	0	0	9	15	4	6	0	35
15	Lakeview ES	4	4	0	6	0	10	8	0	32
16	Southside ES	1	0	0	0	10	8	8	4	31
17	Woodland MS	0	0	0	0	15	0	8	8	31
18	Lamarque ES	2	0	1	3	10	6	8	0	30
19	Venice ES	1	0	5	0	10	2	8	4	30
20	Tuttle ES	1	2	0	0	10	4	8	4	29
21	Heron Creek MS	1	0	5	0	10	2	6	4	28
22	Wilkinson ES	0	0	0	0	10	6	8	4	28
23	Toledo Blade ES	1	1	1	0	10	2	8	4	27
24	Alta Vista ES	0	0	0	0	10	4	8	4	26
25	Englewood ES	0	0	0	0	10	4	4	8	26
26	Sarasota MS	1	0	0	0	10	4	6	4	25
27	Atwater ES	0	0	0	0	10	0	10	4	24
28	Booker MS	0	0	0	0	10	2	8	4	24
29	Philippi Shores ES	0	1	0	6	5	4	8	0	24
30	Cranberry ES	0	0	0	3	5	6	8	0	22
31	Fruitville ES	0	0	0	0	10	4	8	0	22



Table 6: 2022 Planning Matrix

#	School	Signif Capacity Needs	Duration of Over- Capacity	Age of Relocat ables	d 5-Year Core Status	Maint. Proj Pending	Utility Costs	Five Years' Capital	Conditio n Index (FCI)	2022 Ranking
32	Glenallen ES	1	0	0	0	10	2	8	0	21
33	Suncoast Poly HS	1	0	0	0	10	2	8	0	21
34	Emma E. Booker ES	3	0	0	0	5	2	8	0	18
35	Brentwood ES	0	0	0	0	10	6	0	0	16
36	Pine View 2-12	1	0	0	0	5	6	0	4	16
37	Brookside MS	0	0	0	0	5	2	8	0	15
38	STC-Main	0	0	0	0	10	2	2	0	14
39	Venice MS	1	0	1	0	10	0	0	0	12
40	Gulf Gate ES	0	0	0	0	5	0	6	0	11
41	Riverview HS	0	0	0	0	5	2	2	0	9
42	STC-North Port	0	0	0	0	0	2	0	0	2
43	STC-Fire Academy	0	0	0	0	0	0	0	0	0
	<b>Weight</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>5</b>	<b>2</b>	<b>2</b>	<b>4</b>	



# Alta Vista Covered Walkways

## CIP PROJECT SUMMARY

### Description

#### Scope:

Add covered walkways and sidewalks to connect remote building (old Phoenix Academy) to the rest of campus.

#### Project Status

Design complete, permit in process, construction pending material availability,

### Assessment

#### Goal:

Meet Goal 2, Objective 2.2 by ensuring the facilities are operating efficiently and effectively.

#### Condition:

The Capital Projects Team (CPT) has been prioritizing covered walkway requests to provide uniformity and equity for District facilities. Alta Vista ES is the school with the highest priority.

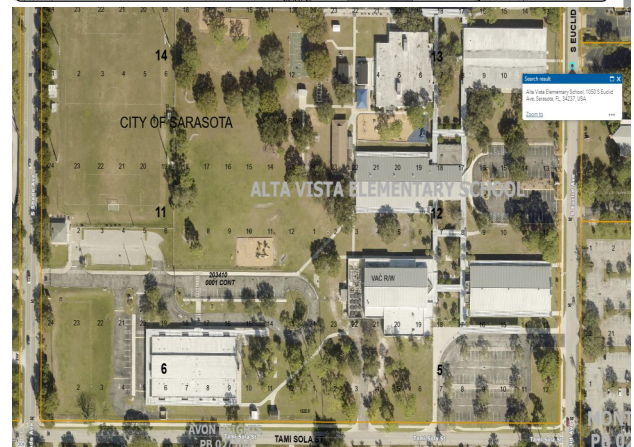
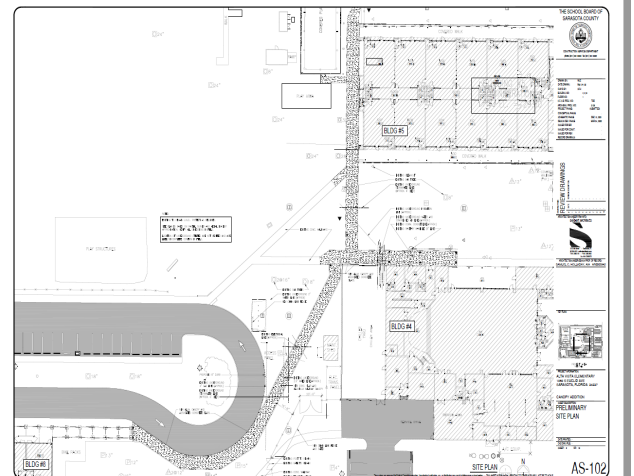
### Funding

#### Budget:

\$625,000 funded through CPT/Small Projects

#### CIP Funding Years:

CPT Funding Years—2021/22 and 2022/23





# Bay Haven HVAC and Classroom Refresh

## CIP PROJECT SUMMARY

### Description

#### Scope:

This project is to replace the HVAC systems in the original building as well as refresh walls, paint, ceiling, and other classroom features.

#### Project Status

Architect and Construction Manager under contract. Design in process.

### Assessment

#### Goal:

Meet Goal 2, Objective 2.2 by ensuring the facilities are operating efficiently and effectively.

#### Condition:

Currently the HVAC equipment is at the end of its useful lifecycle. Classroom cabinetry and associated furnishings are in need of replacement. This project will relocate air handlers from classrooms to new mechanical rooms.

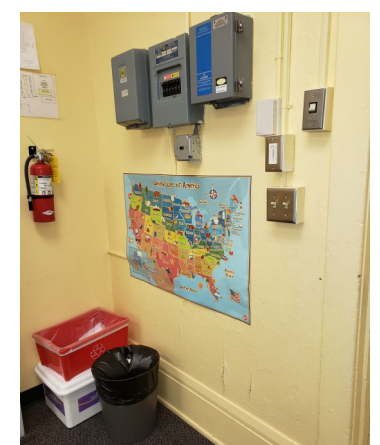
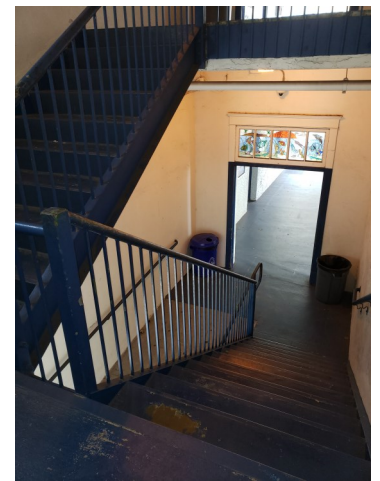
### Funding

#### Budget:

\$12,705,000 Budgeted in 2021/22  
\$5,400,000—Budgeted in 2022/23

#### CIP Funding Years:

2021/22 and 2022/23 — two year funding plan





# Fruitville Building 5 Rebuild

## CIP PROJECT SUMMARY

### Description

#### Scope:

Rebuild Building 5 due to age, maintenance cost, and limited flexibility and accessibility.

#### Project Status

Planning

### Assessment

#### Goal:

Meet Goal 1, Objective 1.2 and Goal 2, Objectives 2.2 and 2.3 by ensuring school facilities are well maintained and provide for the program needs of the school and its students.

#### Condition:

Currently classroom finishes, furnishings, flooring, and windows are in need of replacement.

### Funding

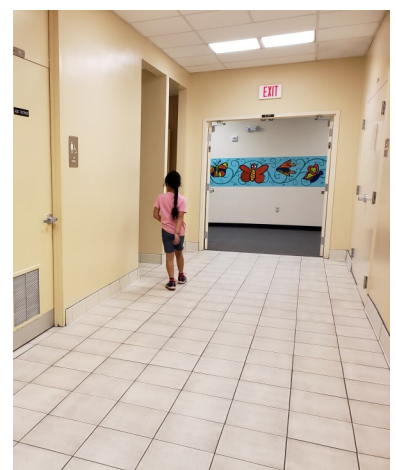
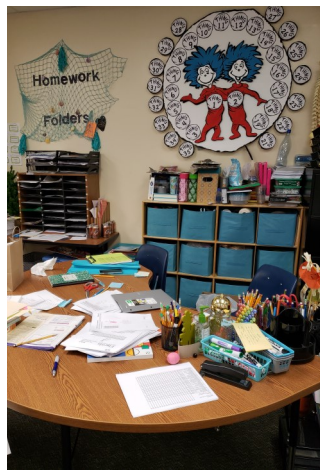
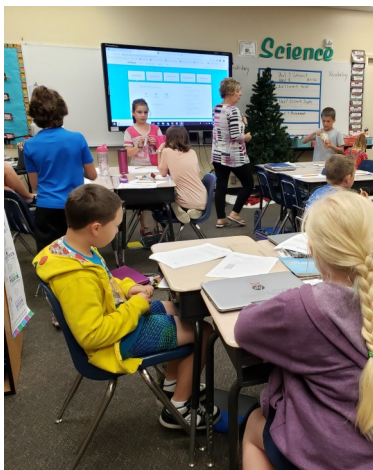
#### Budget:

\$9,900,000 budgeted in 2026/27

\$8,200,000 budgeted in 2027/28

#### CIP Funding Years:

2026/27 and 2027/28—two year funding plan.





# Garden Elementary Rebuild

**Description**

**Scope:**  
This project is to replace the main building, cafeteria and 18 portables with a new state-of-the-art campus.  
Design process to start in 2023/24.

**Project Status**  
Planning

**Assessment**

**Goal:**  
Meet Goal 1, Objective 1.2 and Goal 2, Objectives 2.2 and 2.3 by providing permanent student stations that meet the demands for educational services in Sarasota County Schools.

**Condition:**  
Due to the Comprehensive Facility Assessment by Jacobs Engineering and cost data to correct deficiencies, replacement was considered a better option than renovation.

**Funding**

**Budget:**  
\$40,000,000 budgeted in 2023/24

**CIP Funding Years:**  
2023/24





# Gocio New Classroom Wing and Campus Refresh

## CIP PROJECT SUMMARY

### Description

#### Scope:

This project is to add a new classroom wing to the campus, which will eliminate portables. It is also to renovate buildings 1, 2, and 3.

#### Project Status

Final design in process.

### Assessment

#### Goal:

Meet Goal 1, Objective 1.2 and Goal 2, Objectives 2.2 and 2.3 by ensuring school facilities are able to accommodate all students and provide for the program needs of the school.

#### Condition:

Currently this campus has a significant number of portables, which need to be replaced. Buildings 1, 2, and 3 are in need of a refresh as well as remodeled to better utilize space.

### Funding

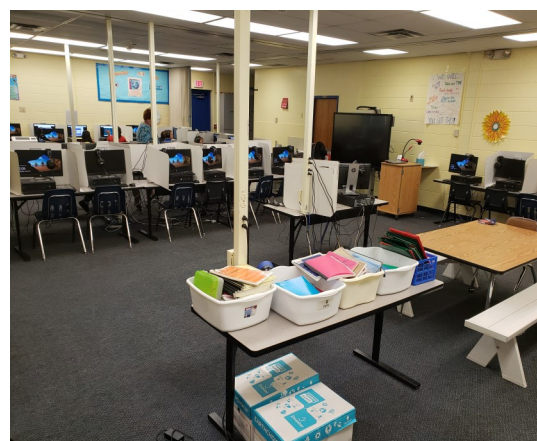
#### Budget:

\$14,206,567—Budgeted in 2021/22

\$10,793,433—Budgeted in 2022/23

#### CIP Funding Years:

2020/21, 2021/22 and 2022/23 — three year funding plan





# High School Track & Football Field Upgrades

## CIP PROJECT SUMMARY

### Description

#### Scope:

This project is to upgrade the track and football fields at each of the District’s five comprehensive high schools over a five-year period.

#### Project Status

Construction and planning

Riverview High and Sarasota High are complete.

North Port High School is in process.

Booker High and Venice High in planning.

### Assessment

#### Goal:

Meet Goal 1, Objective 1.2 and Goal 2, Objectives 2.2 and 2.3 by ensuring school facilities are able to accommodate all students and provide for the program needs of the school.

#### Condition:

Currently the tracks are asphalt and the fields are grass. In order to provide for the heavy use of the facilities as well as improve the condition and lifecycle, the tracks will be replaced with rubber and the fields with artificial turf.

### Funding

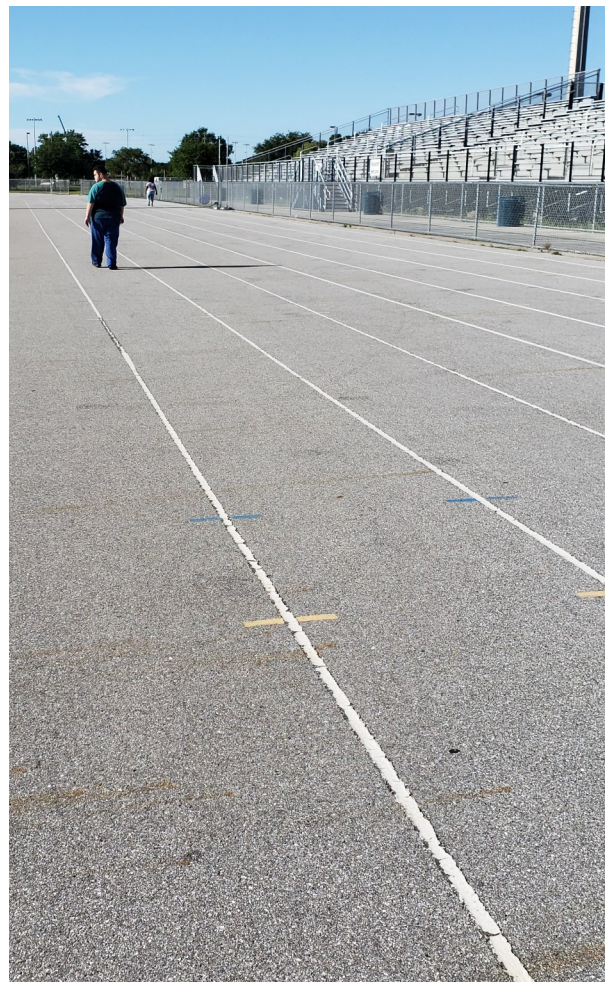
#### Budget:

\$2,420,000—Budgeted 2022/23

\$8,202,000—Budgeted 2023/24-2026/27

#### CIP Funding Years:

2022/23 through 2026/27 — funding is planned for four years of 2022/23 CIP





# Laurel Nokomis Pedestrian Path

## CIP PROJECT SUMMARY

**Description**

**Scope:**  
Provide new concrete, ADA compliant pedestrian and bicycle path for pedestrians coming from the east side of the campus.

**Project Status**  
Design complete, permit in process, construction pending subcontractor availability.

**Assessment**

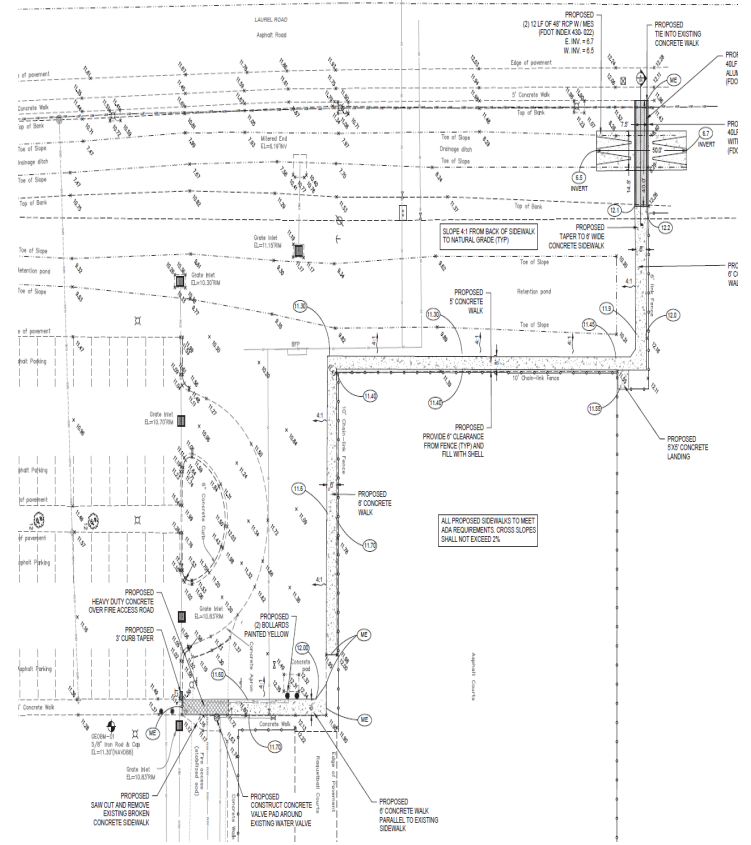
**Goal:**  
Meet Goal 2, Objectives 2.2 and 2.3 by ensuring school facilities are operating effectively and efficiently and provide safe, up-to-date facilities that meet diverse program needs.

**Condition:**  
Laurel Nokomis has many students and parents who walk past the school, across a busy intersection and traverse across campus. This project provides direct pedestrian access to the east side of campus.

**Funding**

**Budget:**  
\$400,000 funded through CPT/Small Projects

**CIP Funding Years:**  
CPT Funding Years—2021/22 and 2022/23



# McIntosh Middle Farm Upgrades

## CIP PROJECT SUMMARY

### Description

#### **Scope:**

Upgrade existing McIntosh agricultural area with new arena, demo kitchen, livestock barns, 2 green houses, parking area and grazing and growing areas to provide farm fresh food to our students and staff.

#### **Project Status**

Design Build Architect and Construction Manager assigned, design underway

### Assessment

#### **Goal:**

Meet Goal 2, Objectives 2.2 and 2.3 by ensuring school facilities are able to accommodate all students and provide for the program needs of the school.

#### **Condition:**

Aging— does not meet programmatic needs

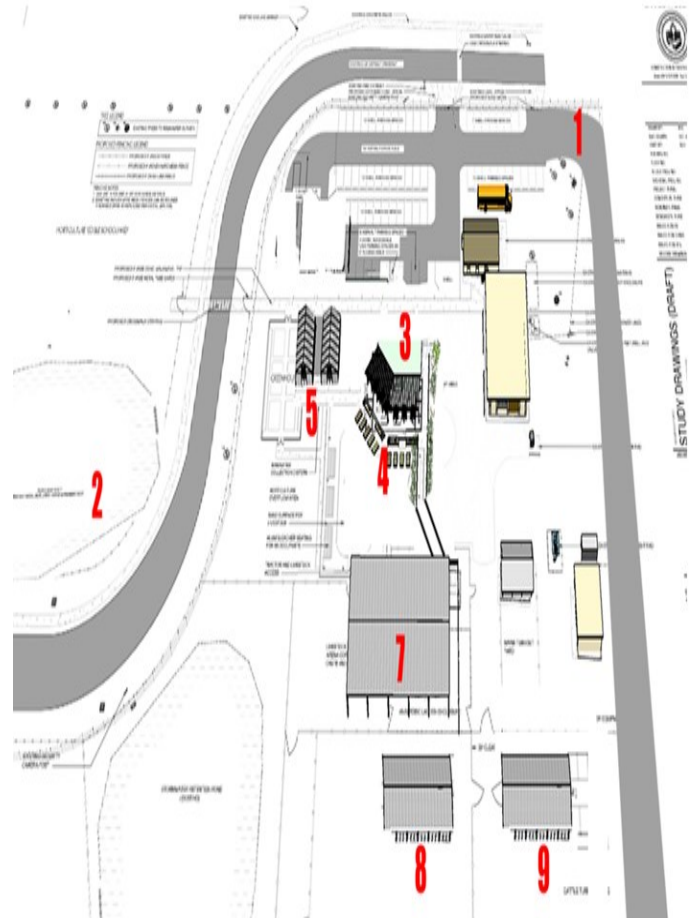
### Funding

#### **Budget:**

\$3,200,000—Budgeted 2022/23

#### **CIP Funding Years:**

2022/23





# New Elementary School— Lakewood Ranch

## CIP PROJECT SUMMARY

### Description

#### Scope:

This new school will relieve overcrowding at existing schools and respond to growth in county.

#### Project Status

Planning stage

### Assessment

#### Goal:

Meet Goal 1, Objective 1.1 and 1.2 by addressing growth needs and prioritizing future construction to meet the needs of future students.

#### Condition:

Many large residential projects are underway in the area adding to population growth.

### Funding

#### Budget:

\$53,240,000

#### CIP Funding Years:

2026/27





# New High School—Wellen Park

## CIP PROJECT SUMMARY

**Description**

**Scope:**

This new school will relieve overcrowding at existing schools and respond to growth in county.

**Project Status**

Architect and Construction Manager selections finalization.

**Assessment**

**Goal:**

Meet Goal 1, Objective 1.1 and 1.2 by addressing growth needs and prioritizing future construction to meet the needs of future students.

**Condition:**

Many large residential projects are underway in the area adding to population growth.

**Funding**

**Budget:**

\$155,000,000 Total Budget

\$10,500,000 in 2022/23

\$143,500,000 in 2023/24

\$1,000,000 in 2024/25

**CIP Funding Years:**

2022/23, 2023/24, 2024/25—three year funding plan





# New K-8 School in Central County

## CIP PROJECT SUMMARY

**Description**

**Scope:**

This new school will relieve overcrowding at existing schools and respond to growth in central county.

**Project Status**

Contract for Architect and Construction Manager approved by the Board. Design in process.

**Assessment**

**Goal:**

Meet Goal 1, Objective 1.1 and 1.2 by addressing growth needs and prioritizing future construction to meet the needs of future students.

**Condition:**

Many large residential projects underway in the area of Clark Road and Lorraine Road adding to population growth.

**Funding**

**Budget:**

\$84,188,668

**CIP Funding Years:**

2022/23 COPS borrowing



# New K-8 School—Wellen Park

## CIP PROJECT SUMMARY

**Description**

**Scope:**

This new school will relieve overcrowding at existing schools and respond to growth in county.

**Project Status**

Planning stage

**Assessment**

**Goal:**

Meet Goal 1, Objective 1.1 and 1.2 by addressing growth needs and prioritizing future construction to meet the needs of future students.

**Condition:**

Many large residential projects are underway in the area adding to population growth.

**Funding**

**Budget:**

\$85,000,000 Total Budget  
 \$84,000,000 in 2023/24  
 \$1,000,000 in 2024/25

**CIP Funding Years:**

2023/24, 2024/25—two year funding plan





# North Port High HVAC and Science Wing Refresh

## CIP PROJECT SUMMARY

**Description**

**Scope:**  
Complete a needed campus refresh and upgrade mechanical systems at North Port High School —including bringing their science facilities up to current high school standards.

**Project Status**  
Planning and scope development

**Assessment**

**Goal:**  
Meet Goal 2, Objective 2.2 by ensuring the facilities are operating efficiently and effectively.

**Condition:**  
HVAC equipment has reached the end of its useful life. Classrooms need update of its fits and finishes. Science classrooms will be updated to current district standards.

**Funding**

**Budget:**  
\$59,020,000

**CIP Funding Years:**  
2024/25





# Oak Park Track

## CIP PROJECT SUMMARY

**Description**

**Scope:**

This project is to create a track to serve the school population.

**Project Status**

Planning

**Assessment**

**Goal:**

Meet Goal 1, Objective 1.2 and 1.3 by meeting the specific school program needs and development of a shared use facility.

**Condition:**

**Funding**

**Budget:**

\$3,500,000

**CIP Funding Years:**

2023/24





# Oak Park Wing Renovations

## CIP PROJECT SUMMARY

### Description

#### Scope:

This project is to provide building renovation and classroom updates to the campus.

#### Project Status

Building 14 construction underway.

### Assessment

#### Goal:

Meet Goal 2, Objective 2.2 by providing safe, up-to-date facilities.

#### Condition:

Classrooms need updating- fits, finishes, carpet and painting.

### Funding

#### Budget:

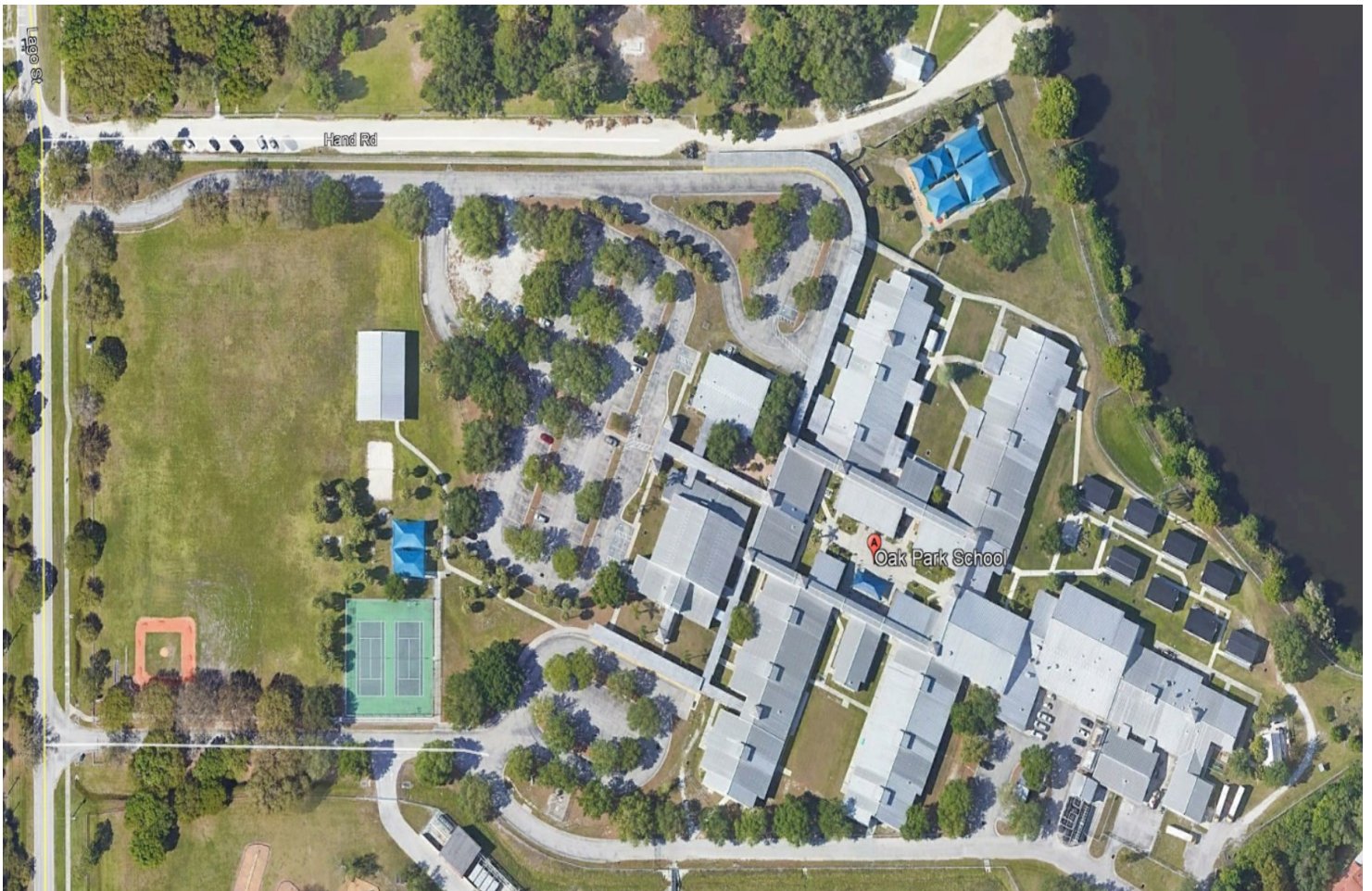
\$22,166,331 Total Budget

\$1,632,000 in 2022/23

\$20,534,331 in 2023/24-2027/28

#### CIP Funding Years:

2022/23, 2023/24, 2024/25, 2025/26, and 2027/28 — multi-year funding





# Sarasota High Chiller Plant/HVAC and Refresh-East Side Campus

## CIP PROJECT SUMMARY

**Description**

**Scope:**  
Complete a needed east side campus refresh and upgrade mechanical systems at Sarasota High School.

**Project Status**  
Architect and Construction Manager selection process.

**Assessment**

**Goal:**  
Meet Goal 2, Objective 2.2 by ensuring the facilities are operating efficiently and effectively.

**Condition:**  
HVAC equipment has reached the end of its useful life. Classrooms need update of fits and finishes.

**Funding**

**Budget:**  
\$37,500,000 Total Budget  
\$21,050,000 in 2022/23  
\$16,450,000 in 2023/4

**CIP Funding Years:**  
2022/23, 2023/24 — two year funding plan





# School Site Purchases

## CIP PROJECT SUMMARY

### Description

#### Scope:

Purchase land for future school sites in order to meet the future growth demands of Sarasota County.

#### Project Status

Negotiations with developers and identification of sites.

### Assessment

#### Goal:

Meet Goal 1, Objectives 1.2 and 1.3 by ensuring school capacity provides for the demands of growth and development.

#### Condition:

New schools. Undeveloped land.

### Funding

#### Budget:

\$23,760,000 Total Budget

\$7,960,000 in 2022/23

\$15,800,000 in 2026/27, 2027/28

#### CIP Funding Years:

2022/23 through 2027/28—multi-year funding





# STC—Main Continuity of Operations

## CIP PROJECT SUMMARY

**Description**

**Scope:**  
Engineering and installation of generators and emergency transfer equipment to provide continuity of operations for the School District in the event of a disaster.

**Project Status**  
Planning

**Assessment**

**Goal:**  
Meet Goal 3, Safety and Security: To implement emergency management best practices

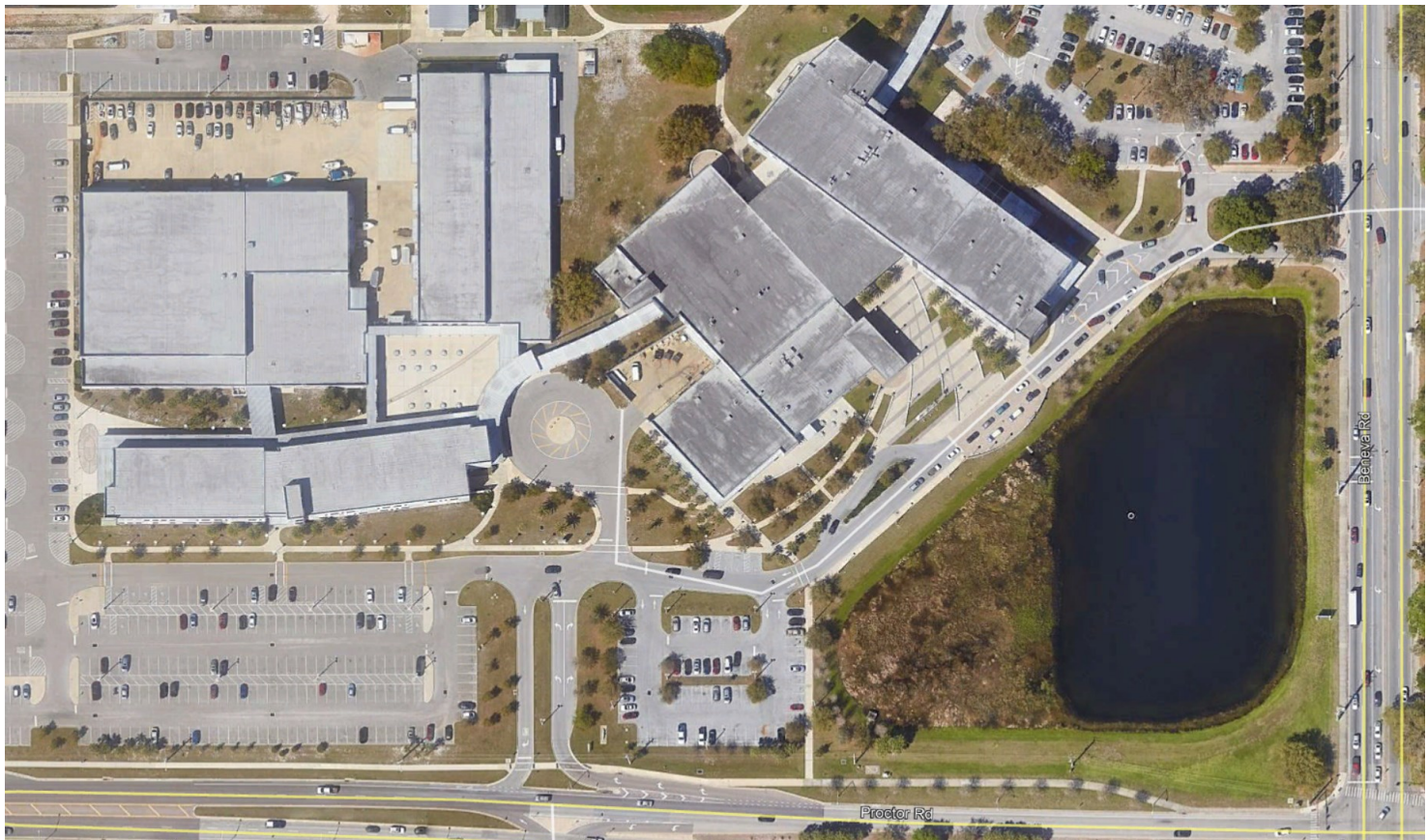
**Condition:**

**Funding**

**Budget:**  
\$3,200,000

**CIP Funding Years:**  
2021/22, 2022/23—Two year funding period.

**Sarasota Technical College (STC) —Main Campus**





# STC North Port—Phase III

## CIP PROJECT SUMMARY

**Description**

**Scope:**  
 Add approximately 20,000 s.f. of new program space. Install new parking lot. Enclose corridor between Building 2 and new Building 3. Expand administration. Enhance single point of entry.

**Project Status**  
 Planning.

**Assessment**

**Goal:**  
 Meet Goal 1, Objectives 1.2 and 1.3 by ensuring school capacity provides for the demands of growth and development.

**Condition:**  
 New wing.

**Funding**

**Budget:**  
 \$15,800,000 total budget  
 \$11,850,000 in 2026/27  
 \$3,950,000 in 2027/28

**CIP Funding Years:**  
 2026/27, 2027/28, 2028/29 — multi-year funding



# Taylor Ranch Queuing Line

## CIP PROJECT SUMMARY

**Description**

**Scope:**  
Design and construct additional parking, queuing and drainage to provide more space for vehicles onsite.

**Project Status**  
In design.

**Assessment**

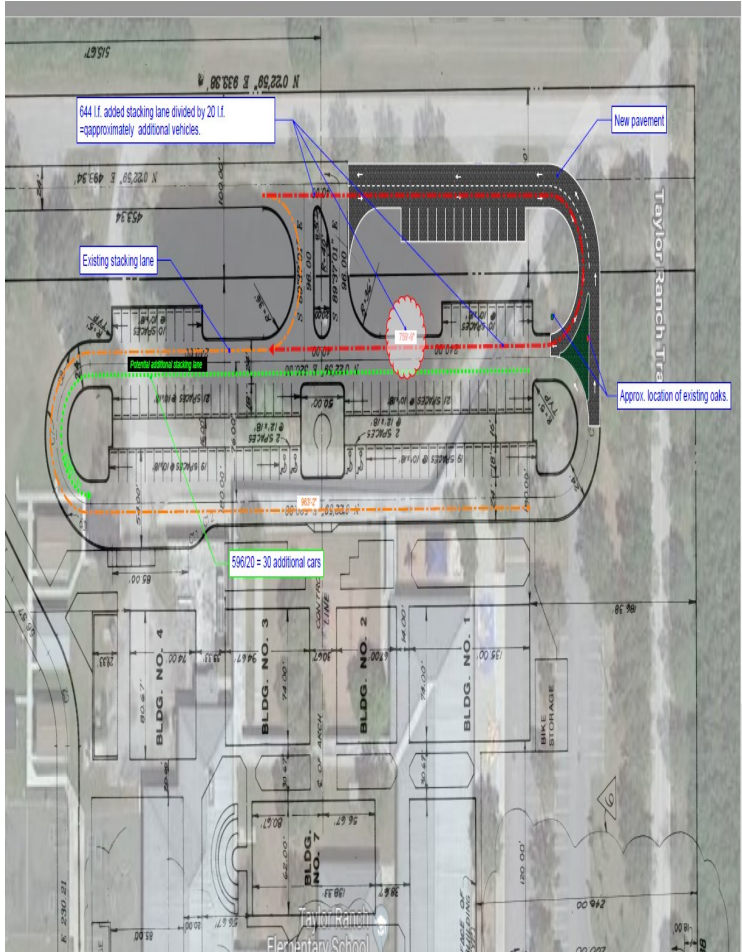
**Goal:**  
Meet Goal 1, Objectives 1.2 and 1.3 by ensuring school capacity provides for the demands of growth and development.

**Condition:**  
Taylor Ranch ES has seen an increased number of students and car riders, creating the need to stack more cars on site and off the major roadway, U.S. 41.

**Funding**

**Budget:**  
\$406,000 funded through CPT/Small Projects

**CIP Funding Years:**  
CPT Funding Years—2021/22 and 2022/23







## **Chapter 5: Previously Funded CIP Projects Summary**

*Executing the Plan, Meeting the Goal*

# Booker Middle Roofing

## CIP PROJECT SUMMARY

### Description

#### Scope:

Replace the roofing and the soffit on all buildings on the Booker Middle School campus except Building 14.

#### Project Status

Planning and scope development.

### Assessment

#### Goal:

Meet Goal 2, Objective 2.3 by ensuring the facilities are operating efficiently and effectively.

#### Condition:

Currently the roofing is at the end of its useful lifecycle and is in need of replacement. This project will replace the roofs and soffits of each building except Building 14.

### Funding

#### Budget:

\$12,923,098

#### CIP Funding Years:

2021/22





# Booker High VPA Theater

## CIP PROJECT SUMMARY

### Description

#### Scope:

Upgrade the VPA lights, sound, seating, technology, black box, add two classrooms and front of the house features to meet current industry standards and school needs.

#### Project Status

Under construction.

### Assessment

#### Goal:

Meet Goal 2, Objective 2.1, and Goal 4, Objective 4.2 by ensuring facilities meet current educational standards and technologies.

#### Condition:

The VPA theater lights, sound, technology, and front of the house features do not meet current industry standards and school needs for a performing arts magnet school.

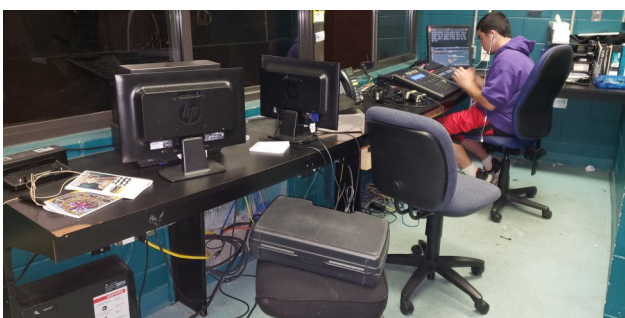
### Funding

#### Budget:

\$23,050,307 Total Budget

#### CIP Funding Years:

2020/21 and 2021/22 — two year funding plan





# The Landings Repairs & Renovation

## CIP PROJECT SUMMARY

**Description**

**Scope:**  
Security and IT enhancements of the Board Room. Renovation of the restrooms, ceilings, lights, plumbing, fixtures, partitions and tile through out. Ongoing evaluation of space utilization.

**Project Status**  
Security and IT enhancements are complete.  
Renovations in planning stage.

**Assessment**

**Goal:**  
Meet Objective 2.3. Determine when to replace, construct, or purchase capital assets according to a set of established priorities.

**Condition:**  
Plumbing infrastructure needs replacing.

**Funding**

**Budget:**  
\$3,191,086 Total Budget

**CIP Funding Years:**  
2020/21 and 2021/22 — two year planning plan



Google Earth  
© 2021 Google



# Venice High Locker Room/Equipment Building

## CIP PROJECT SUMMARY

### Description

**Scope:**

Rebuild Building 31 due to age, maintenance cost, and limited flexibility and accessibility.

**Project Status**

Under construction.

### Assessment

**Goal:**

Meet Goal 2, Objective 2.3 by ensuring the facilities are operating efficiently and effectively.

**Condition:**

Equipment building and locker room need replacement due to aging equipment, to meet current accessibility guidelines, and wind load requirements.

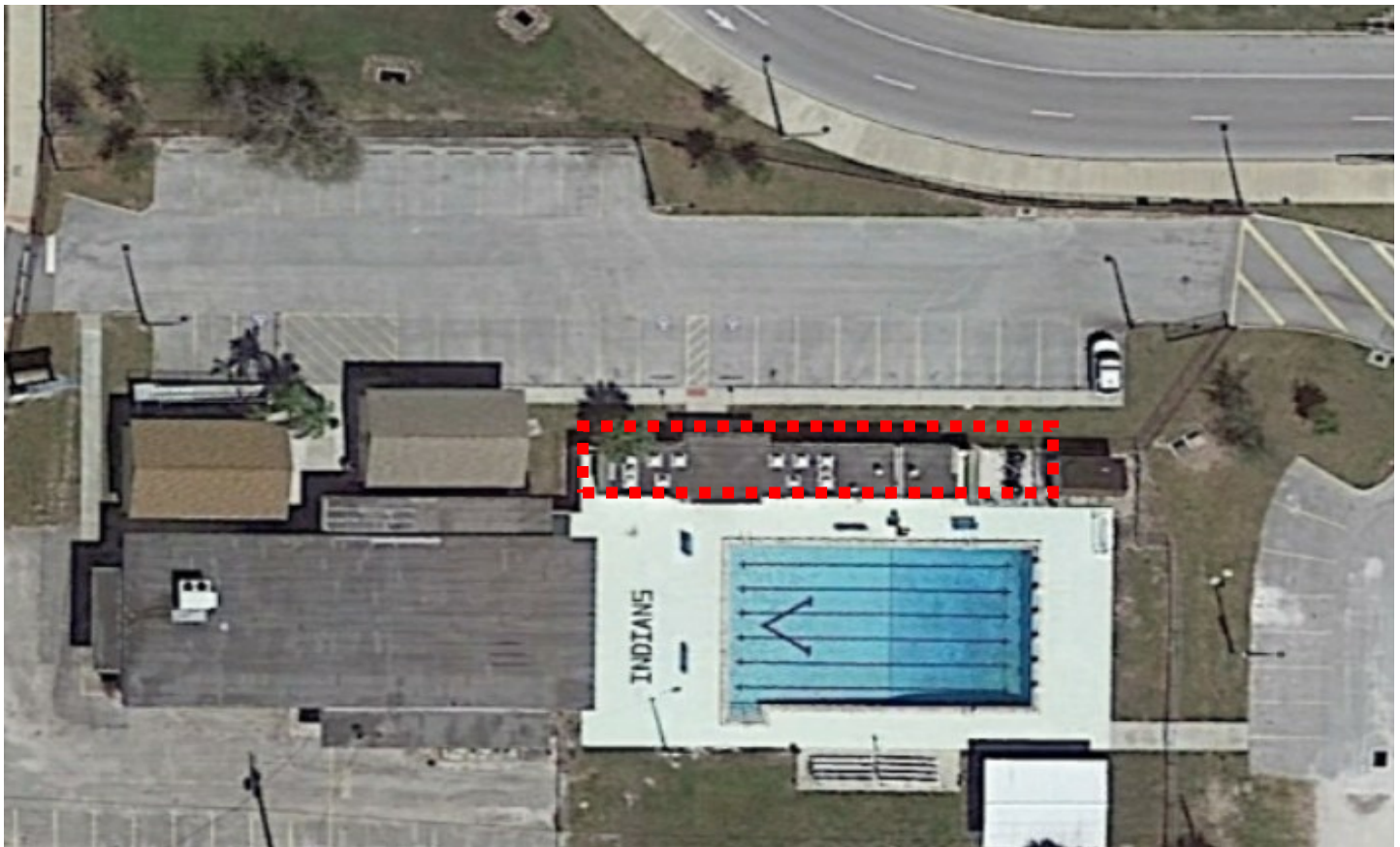
### Funding

**Budget:**

\$2,200,000

**CIP Funding Years:**

2021/22





## **Chapter 6: Conclusion & Appendices**

*Providing for Excellence in Education*



## **Conclusion**

The 2022/23 Five-Year CIP seeks to establish a capital plan and budget that meets the needs of Sarasota County by: 1) implementing the School Board planning goals and strategies, 2) addressing acknowledged facility needs and conditions, 3) providing for current student needs and future enrollment demands, and 4) prioritizing capital improvement projects for funding through the capital budget. By planning for capital facility needs and demands, the CIP helps Sarasota County Schools ensure that they will have the facilities to continue providing for the excellent educational services the citizens and businesses of Sarasota County expect.

The capital projects identified within this report meet the goals, identified condition needs, and planning priorities identified by the stakeholders through the 2022/23 CIP planning process. The projects seek to address needs related to future growth demands, maintenance and operations, safety and security, and technology. The selected projects are deemed to be highest priority for development of projects. In doing so, they help ensure that the Sarasota County Schools are able to provide its citizens and businesses a high level of educational facilities and services.

## **Appendixes**

In support of the 2022/23 Five-Year CIP, the following materials can be found as part of attached appendixes:

1. Capital Planning Process
2. Portable Use Summaries
3. School Planning State Regulatory Framework
4. Glossary

## Appendix 1 — Capital Planning Process

The Capital Planning process seeks to engage a variety of public education stakeholders—School Board members, Executive Directors, district operation staff, school administration personnel, and community members—in a discussion about the District’s capital facility needs and demands. Recognizing the importance that this process has on the delivery, function, and effectiveness of the District’s educational programs, the Planning Department, along with the Deputy Superintendent of Schools and District Capital Improvement Team (CPT), has sought to make the capital planning process better by:

1. Improving the initial project identification and planning process by increasing the accuracy of the project scope and budget, enhancing opportunities for stakeholder involvement, and making the planning process and materials more understandable and readable for all stakeholders;
2. Ensuring that the proposed projects have been well vetted, assessed according to measurable data, and given enough time to be thoroughly evaluated; and
3. Increasing opportunities for the School Board to provide input and direction into the process.

In working to make these improvements, the CPT sought to better define the Capital Planning Process.

Capital Budget / Planning Tasks: These capital planning tasks identify who needs to be involved with the planning process. Such tasks include:

- Coordinating with state regulations;
- Collaborating with local governments, community stakeholders, school stakeholders, and Executive Directors;
- Identifying and prioritizing school, departmental, and District facility needs;
- Confirming and implementing the District's goals and priorities;
- Assessing the project needs and demands;
- Evaluating and confirming project deliverables and costs; and
- Submitting budgets and plans to the School Board.

In order to make these process improvements, the CPT has accelerated the schedule up so that capital planning efforts start earlier and continues through the approval of the CPT/Small Projects by the Executive Directors and presentation of the draft Five-year CIP to the Board in April. CIP/Major Projects are projects such as new construction and property development, major remodeling, major site work, and HVAC and related systems whose costs are over \$320,000. CIP/Major Projects are generally completed by an outside contractor with the support and direction of district staff. CPT/Small Projects concern important, but less expensive, facility projects. Such projects are primarily renovations and remodeling of existing spaces or campus enhancements that generally cost less than \$320,000. CPT/Small Projects may be completed by district staff or contracted out.

The following table highlights the major tasks in this updated planning process.



Table A-1 Capital Planning Process

	Capital Budget/Planning	CIP Projects	CPT/Small Projects
Starting in August	New project proposals submitted to CPT for review.	Initial Scope and Budget reviewed by contractors for new proposed projects budget estimate.	Planning, Design, and Project team determines project budget and preliminary design for new proposed projects.
	Planning, Design and Project staff discuss new proposed project needs with stakeholders.		
	Initial Design, Scope and Budget Development for new proposed projects.		
September	Board adopts budget with Five-Year CIP.		Team reviews summer projects and finalizes priorities for current year.
	Planning computes program capacities.		
	Team begins campus master plans and specialized studies.		
October	Planning computes mobility report.		
	FTE 2		
	Class size report received.		
	Board Capital Planning Work Sessions begin for following year's CIP - review priority needs.		
November	Planning receives and processes County and municipal CIP's.	Team reviews list of proposed projects.	Team reviews list of proposed projects.
	Proposed projects submitted to Team		
	Board Capital Planning Work Sessions for next year's CIP - review student enrollment projections.		
December	Budget Office submits official enrollment projections for next year to DOE.		
	Planning completes the space utilization study.		
January	Proposed projects reviewed by CPT and Executive Directors.	Team prioritizes CIP for next year.	Team reviews proposed CPT/Small Projects.
	Capital Projects Matrix is updated.		
	Board Capital Planning Work Sessions for next year's CIP - review Board priorities and concerns		
February	Team reviews short-term and long-term instructional initiatives for facility issues.	Team reviews Draft Five-Year CIP projects.	Team awards CPT/Small Projects.
	FTE 3		
March	Budget Office finalizes school-based projections.	Team works on summer projects.	Team works on summer projects.
	Planning prepares CIP draft incorporating latest Board goals.		
	Board Capital Planning Work Sessions for next year's CIP - review draft Five-Year CIP projects.		
April	Team analyzes all campuses to ensure sufficient student stations.	Team reviews progress.	Design-Build contracts are undertaken for projects to be completed during the summer.
	Board Capital Planning Work Sessions for next year's CIP - review draft Five-Year CIP.		

Table A-1 Capital Planning Process

May	Team analyzes all campuses to ensure sufficient student stations.		Team reviews progress.
June	FTE 4	Summer projects begin.	Summer projects begin.
July	FTE 1	Crews complete projects and begin commissioning for new buildings.	Crews complete summer projects.
	Board adopts tentative budget.		
August	Planning updates classrooms changes; performs day-5 analysis of enrollments and facilities.	New instructional spaces open.	Small projects are completed.
	Budget Office coordinates staffing and facility changes.		



**Appendix 2 — Portable Use Summary**

The Portable Use Summary includes the Actual Use Schedule which was obtained from onsite campus visits and Campus Maps prepared by School Staff. The FISH Schedule from the EFIS System shows the SREF Design Code for each portable as of April 2021.

**Table A-2: 2021/22 Portable Use Summary of Actual Schedule**

#	School	Type			Campus Map: Onsite Use										
		Wood	Metal	Total	Security/Office/General	Reg Core Instr.	ESE Core Instr.	Other Instr.	Lab	Therapies	Storage	PE	PTO/Community	Vacant	Student Stations
1	Alta Vista	0	2	2	0	0	0	0	1	0	0	0	1	0	0
2	Ashton	0	36	36	1	6	17	2	1	3	1	1	1	3	414
3	Cranberry	0	11	11	4	0	1	1	1	3	1	0	0	0	15
4	Emma E. Booker	0	15	15	0	1	0	7	1	3	0	0	3	0	18
5	Englewood	0	1	1	0	0	0	0	0	0	0	1	0	0	0
6	Fruitville	0	1	1	0	0	0	0	0	0	0	1	0	0	0
7	Garden	0	18	18	1	8	5	0	0	4	0	0	0	0	220
8	Glenallen	0	3	3	0	0	1	0	0	2	0	0	0	0	10
9	Gocio	0	20	20	1	4	2	6	3	3	0	0	0	0	114
10	Heron Creek	0	1	1	0	0	0	0	0	0	1	0	0	0	0
11	Lakeview	0	15	15	4	8	0	1	1	0	1	0	0	0	168
12	Lamarque	0	8	8	0	0	0	1	0	3	0	1	0	0	0
13	Laurel-Nokomis	0	19	19	0	4	2	4	0	0	2	1	1	2	103
14	McIntosh	0	3	3	1	0	0	1	1	0	0	0	0	0	0
15	North Port High	0	6	6	4	0	2	0	0	0	0	0	0	0	20
16	Oak Park	0	8	8	0	0	8	0	0	0	0	0	0	0	80
17	Pine View	0	3	3	1	2	0	0	0	0	0	0	0	0	40
18	Riverview High	1	0	1	0	0	0	0	0	0	1	0	0	0	0
19	Sarasota High	0	11	11	1	8	0	0	0	0	0	2	0	0	200
20	Sarasota Middle	0	8	8	0	1	0	5	0	1	0	0	0	1	88
21	Southside	0	4	4	0	0	0	2	1	0	0	1	0	0	0
22	Suncoast Polytechnical High	0	2	2	0	2	0	0	0	0	0	0	0	0	50
23	Tatum Ridge	0	7	7	0	1	0	0	1	2	0	0	1	0	22
24	Taylor Ranch	0	14	14	1	8	0	0	0	2	0	0	1	0	108
25	Toledo Blade	0	3	3	0	4	0	1	0	1	0	1	0	1	72
26	Tuttle	0	7	7	2	2	0	1	0	2	0	0	0	0	36
27	Venice Elementary	0	1	1	0	0	0	0	0	0	0	0	0	1	0
28	Venice High	0	8	8	1	4	0	0	2	0	1	0	0	0	100
29	Venice Middle	0	3	3	0	4	0	2	1	2	0	0	0	0	31
<b>Total:</b>		<b>1</b>	<b>250</b>	<b>251</b>	<b>22</b>	<b>67</b>	<b>38</b>	<b>34</b>	<b>14</b>	<b>31</b>	<b>8</b>	<b>9</b>	<b>8</b>	<b>8</b>	<b>1,969</b>

Table A-2: 2021/2.2 Portable Use Summary of FISH Schedule

#	School	EFIS: FISH USE											
		Security/Office/General	Reg. Core Instr.	ESE Core Instr.	Other Instr.	Lab	Therapies	Storage	PE	PTO/Community	Vacant	Project	Student Stations
1	Alta Vista	2	0	0	0	0	0	0	0	0	0	0	0
2	Ashton	1	23	6	2	0	0	2	1	0	0	0	500
3	Cranberry	0	9	2	0	0	0	0	0	0	0	0	196
4	Emma E. Booker	2	11	2	0	0	0	0	0	0	0	0	226
5	Englewood	0	3	0	0	0	0	0	1	0	0	0	54
6	Garden	1	12	2	0	1	1	1	0	0	0	0	269
7	Glenallen	0	3	0	0	0	0	0	0	0	0	0	54
8	Gocio	0	16	3	0	1	0	0	0	0	0	0	347
9	Heron Creek	0	1	0	0	0	0	0	0	0	0	0	22
10	Lakeview	0	13	0	2	0	0	0	0	0	0	0	274
11	Lamarque	0	6	0	0	0	0	0	0	0	0	0	132
12	Laurel-Nokomis	1	12	1	0	1	0	0	0	0	0	0	271
13	McIntosh	0	2	0	1	0	0	0	0	0	0	0	66
14	North Port High	9	2	0	0	1	0	0	0	0	0	0	50
15	Oak Park	0	0	8	0	0	0	0	0	0	0	0	80
16	Pine View	3	27	8	1	4	0	0	0	0	0	0	766
17	Riverview High	1	0	0	0	0	0	1	0	0	0	0	0
18	Sarasota High	0	4	0	0	0	0	0	0	0	0	0	100
19	Sarasota Middle	0	5	3	0	0	0	0	0	0	0	0	147
20	Southside	0	0	4	0	0	0	0	0	0	0	0	47
21	Tatum Ridge	0	3	1	0	1	0	0	0	0	0	0	64
22	Taylor Ranch	0	9	3	0	0	0	0	0	0	0	0	213
23	Toledo Blade	0	6	1	0	1	0	0	0	0	0	0	149
24	Tuttle	0	6	1	0	0	0	0	0	0	0	0	118
25	Venice Elementary	0	1	0	0	0	0	0	0	0	0	0	18
26	Venice High	2	0	0	0	1	0	0	0	0	0	0	82
27	Venice Middle	0	9	0	0	0	0	0	0	0	0	0	198
		<b>22</b>	<b>183</b>	<b>45</b>	<b>6</b>	<b>11</b>	<b>1</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,443</b>



### **Appendix 3 — School Planning State Regulatory Framework**

The State of Florida, by statute and rule, exercises considerable control over the education of students throughout Florida's 67 counties. Public educational facility requirements are found in Chapter 1013, Florida Statutes.

- Section 1013.35 sets forth the requirements for the "Tentative District Educational Facilities Plan" including:
- Planning in 5-year, 10-year, and 20-year increments
- Coordinating with local government comprehensive plans
- Projecting student enrollments based upon state and local data
- Anticipating expansions or closures of existing schools
- Projecting facility needs
- Sharing information on leased and owned relocatables
- Describing general locations of future school sites
- Listing options for reducing the construction of permanent student stations
- Scheduling major repair and renovation projects
- Scheduling anticipated capital revenues

Ultimately, the state-mandated Plan must provide a "financially feasible district facilities work program" for the next five-year period.

- Section 1013.31 requires an "educational plant survey" to be completed at least every five years.
- Section 1013.14 sets forth the rules for purchase of property for educational use.
- Section 1013.24 sets forth the rules for eminent domain.
- Section 1013.20 sets standards for the use of relocatables.
- Section 1013.36 sets the rules for site planning and selection
- Section 1013.371 mandates compliance with the Florida Building Code and Florida Fire Prevention Code.
- Section 1013.372 contains criteria under which new school facilities must be built to serve as emergency shelters.

The Tentative District Educational Facilities Plan is transmitted to the Florida Department of Education, Office of Educational Facilities [FDOE] by October 1 each year, after adoption by the School Board. The first year of the five-year plan serves as the District's capital budget.

The District's current Educational Plant Survey was approved by FDOE in June, 2021 and is available in the Planning office. This document verifies which of the District's intended capital projects are "survey approved" and therefore eligible to be funded by state revenues.

Section 1013.33, F.S., repeats the requirements of s. 163.3177, F.S., which mandates an interlocal agreement [ILA] between local governments and District school boards for school facility planning. The original 2002 statute required processes to:

- Ensure agreement on population and student enrollment projections;
- Coordinate school districts' plans to construct, enlarge, or close educational facilities;
- Coordinate local government plans for development and redevelopment;
- Collaborate on the timing and costs to provide onsite and offsite infrastructure improvements to support school facilities;
- Allow the local government to comment on the school district's five-year facilities work plan and the plant survey;
- Allow the school district to share the potential impact of proposed residential development on school capacity;
- Encourage the co-location and joint use of school facilities with community amenities; and
- Implement an oversight component.

In Sarasota County, the school district, county, and all four municipalities adopted the original Interlocal Agreement on School Facility Planning in May, 2004. The then Florida Department of Community Affairs [DCA] approved the document effective July 2004. Since then a staff working group of planning representatives from each entity has met periodically to implement the ILA requirements. Each party to the agreement has appointed a citizen to an oversight committee that reviews implementation of the ILA and issues a report yearly. The county's legislative bodies of all parties convened yearly to review and amend the ILA as needed from 2005 through 2009, and again in 2013 and 2014,. The 2010, 2011, and 2012 Convocations were cancelled due to the lack of critical action items. However, following the increased growth and development activity, the Convocation has been held once again in 2013,2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021 and 2022.

The 2005 Legislative Session amended the ILA statutes to require that all local governments revise their comprehensive plans to adopt school concurrency by December 2008. Later in 2005, Sarasota County and the School District of Sarasota County volunteered to be, and were subsequently appointed by DCA as, one of six pilot communities for the adoption of the school concurrency requirements. The County and District each received \$100,000 to provide consultants to conduct data and analysis of school capacities and to revise both the ILA and the relevant comprehensive plan elements. The pilot project was completed September 1, 2006, with the submission of four work products to DCA. The ILA was amended early in 2008 to allow School Concurrency to be implemented October 1<sup>st</sup>. Since then, the District's Planning staff has worked closely with each local government's planning office to ensure that all proposed residential developments comply with this requirement. The Planning Department is working with its local government to update the School Concurrency Element and ILA and intend to have updates adopted early next year.

The 2002 passage of s. 163.3174(1), F.S., mandated the appointment of a school district representative to all Local Planning Agencies [LPA]. Since 2003 the District's Planning Director has participated actively as a non-voting member on all five such boards, except for the Town of Longboat Key as they are virtually built-out, have only about two dozen public school students, and have no schools.



## Appendix 4 — Glossary

**Ancillary Plant** -- the building, site, and site improvements necessary to provide such facilities as vehicle maintenance, warehouses, maintenance, or administrative buildings necessary to provide support services to an educational program.

**Auxiliary Facility** -- the spaces located at educational plants which are not designed for student occupant stations.

**BEBR** – the Bureau of Economic and Business Research, an applied research center at the University of Florida. BEBR's Mission is to:

- Collect, analyze and generate economic and demographic data on Florida and its local areas.
- Conduct economic, demographic and survey research that will inform public Objective and business decision making.
- To distribute data and research findings throughout the state and the nation.

**Board** -- unless otherwise specified, the School Board of Sarasota County.

**Capital Improvement Plan** — the document that sets forth the District's capital goals, priorities, and planning practices related to the provision, maintenance, funding, and operation of its capital facilities and resources over the course of a five-year period.

**Capital Improvement Program** — the document that identifies the District's priorities for implementing its Capital Improvement Plan by establishing funding priorities for current and future capital improvement projects over the course of a five-year program.

**Capital Projects Matrix** — a matrix that helps assess the condition of the overall school campus by assessing issues related to a school facility's capacity, age, condition, cost of maintenance and repairs, and level of security .

**Core Facilities** -- the media center, cafeteria, toilet facilities, and circulation space of an educational plant.

**Department of Community Affairs** – until 2011, the state of Florida agency [DCA] responsible for directing local government compliance with emergency management and growth management statutes. In 2011, DCA was incorporated into the Florida Department of Economic Opportunity and its duties are now to assist local communities plan for economic growth.

**DCA Insignia** – the decal, mandated by Florida statutes, which certifies that a relocatable meets all state standards.

**Department of Education** -- the state of Florida agency [FDOE] responsible for directing local school district compliance with public education statutes.

**Educational Facilities** -- means the buildings and equipment, structures, and special educational use areas that are built, installed, or established to serve primarily the educational purposes and secondarily the social and recreational purposes of the community and which may lawfully be used as authorized by the Florida Statutes and approved by boards.

**Educational Plant** -- comprises the educational facilities, site, and site improvements necessary to accommodate students, faculty, administrators, staff, and the activities of the educational program of each plant.

**Educational Plant Survey** -- means a systematic study of current educational and ancillary plants and the determination of future needs to provide an appropriate educational program and services for each student based on projected capital outlay FTE's approved by the Department of Education.

**Failed Standard** – the designation mandated by FDOE effective July 1, 2011, for factory-built instructional relocatables that are more than 20 years old and that have no DCA insignia. Such designation automatically changes the Design Code to “General School” space and changes student stations to zero.

**Facility Condition Index**— a matrix that helps assess the condition of a particular school facility or buildings by assessing issues related to a school facility's capacity, age, condition, cost of maintenance and repairs, and level of security .

**Feasibility Study** -- the examination and analysis of information related to projected educational facilities to determine whether they are reasonable and possible.

**FISH**-- is the Florida Inventory of School Houses, a multi-faceted database into which all Florida school districts enter detailed information about every space on every site on every parcel of land.

**FISH Capacity** -- the FDOE-determined maximum student capacity for K-12 public schools based upon the Class Size Reduction amendment, various statutes, and agency regulations.

**ILA** – in this case, the *Interlocal Agreement for Public School Facility Planning*, as amended in 2008; parties include the SDSC, Sarasota County, the City of Venice, the City of North Port, the City of Sarasota, and the Town of Longboat Key.

**Impact Fees** – any fee designed to ameliorate the financial effect of demand for public services created by population growth or residential development.

**Local Planning Agency** -- the appointed planning board or commission that serves in an advisory capacity to the county and each municipality for all land use issues.

**Long-Range Planning** – a systematic method based on educational information and needs, carefully analyzed, to provide the facilities to meet the goals and objectives of the educational agency for a period of at least five years.

**Low-Energy Usage Features** -- engineering features or devices that supplant or minimize the consumption of fossil fuels by heating equipment and cooling equipment. Such features may include, but are not limited to, high efficiency chillers and boilers, thermal storage tanks, solar energy systems, waste heat recovery systems, and facility load management systems.

**Maintenance and Repair** -- the upkeep of educational and ancillary plants, including, but not limited to, roof or roofing replacement short of complete replacement of membrane or structure; repainting of interior or exterior surfaces; resurfacing of floors; repair or replacement of glass; repair of hardware, furniture, equipment, electrical fixtures, and plumbing fixtures; and repair or resurfacing of parking lots, roads, and walkways. The term "maintenance and repair" does not include custodial or grounds-keeping functions, or renovation except for the replacement of equipment with new equipment of equal systems meeting current code requirements, provided that the replacement item neither places increased demand upon utilities services or structural supports nor adversely affects the function of safety to life systems.

**Need Determination** -- the identification of types and amounts of educational facilities necessary to accommodate the educational programs, student population, faculty, administrators, staff, and auxiliary and ancillary services of an educational agency.

**New Construction** -- any construction of a building or unit of a building in which the entire work is new or an entirely new addition connected to an existing building or which adds additional square footage to the space inventory.

**Passive Design Elements** -- means architectural features that minimize heat gain, heat loss, and the use of heating and cooling equipment when ambient conditions are extreme and that permit use of the facility without heating or air-conditioning when ambient conditions are moderate. Such features may include, but are not limited to, building orientation, landscaping, earth bermings, insulation, thermal windows and doors, overhangs, skylights, thermal chimneys, and other design arrangements.

**Portable** – see “Relocatable”

**Program Capacity** -- is the number of students who can be scheduled given the statutory class size constraints, student demographics, and programmatic offerings. Typically, this district-derived number is 10-20 % less than FISH Capacity.

**Public Education Capital Outlay (PECO) Funded Projects** -- means site acquisition, renovation, remodeling, construction projects, and site improvements necessary to accommodate buildings, equipment, other structures, and special educational use areas that are built, installed, or established to serve primarily the educational instructional program of the district school board, community college board of trustees, or university board of trustees.

**Relocatable** – according to SREF, a building that is designed to be moved to a new location.

**Remodeling** -- means the changing of existing facilities by rearrangement of spaces and their use and includes, but is not limited to, the conversion of two classrooms to a science laboratory or the conversion of a closed plan arrangement to an open plan configuration.

**Renovation** -- means the rejuvenating or upgrading of existing facilities by installation or replacement of materials and equipment and includes, but is not limited to, interior or exterior reconditioning of facilities and spaces; air-conditioning, heating, or ventilating equipment; fire alarm systems; emergency lighting; electrical systems; and complete roofing or roof replacement, including replacement of membrane or structure. As used in this subsection, the term "materials" does not include instructional materials.

**Satisfactory Educational Facility** -- means a facility that has been recommended for continued use by an educational plant survey or that has been classified as satisfactory in the state inventory of educational facilities.

**SDSC** – the School District of Sarasota County.

**Site** -- means a space of ground occupied or to be occupied by an educational facility or program.

**Site Development** -- means work that must be performed on an unimproved site in order to make it usable for the desired purpose or work incidental to new construction or to make an addition usable.

**Site Improvement** -- means work that must be performed on an existing site to improve its utilization, correct health and safety deficiencies, meet special program needs, or provide additional service areas.

**Site Improvement Incident to Construction** -- means the work that must be performed on a site as an accompaniment to the construction of an educational facility.

**Site Selection** – means the process, authorized by statute, rule, and the ILA, to select real property for future schools and ancillary facilities.

**Satellite Facility** -- means the buildings and equipment, structures, and special educational use areas that are built, installed, or established by private business or industry in accordance with chapter 6A-2, Florida Administrative Code, to be used exclusively for educational purposes to serve primarily the students of its employees and that are staffed professionally by the district school board.

**SREF** – the *State Requirements for Educational Facilities*, the State Board of Education-approved document that contains all requirements for public education facilities in Florida.

**Ultimate Capacity** – the district-derived maximum number of students who may be accommodated at a particular site given the program capacity, the core capacity, and the available land [on campus or adjacent], and the core capacity.