



20/21 Five-year Capital Improvement Plan





THE SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA

Ms. Caroline Zucker, Chair – District 2

Ms. Shirley Brown, Vice Chair — District 4

Ms. Bridget Ziegler – District 1

Mr. Eric Robinson – District 3

Ms. Jane Goodwin – District 5

Dr. Brennan Asplen III, Superintendent of Schools

Jody Dumas, Deputy Superintendent, Chief Operating Officer

Micki Ryan, Interim Director of Planning

Diane Cominotti, GIS Planner

BOARD VISION

The School District of Sarasota County places learning at the center of its activities to enable all learners to lead productive, responsible, and healthful lives.

SCHOOL BOARD MISSION

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

Table of Contents

Chapter 1: Planning Overview.....	Page 5
Chapter 2: Goals and Objectives	Page 15
Chapter 3: Key Planning Issues.....	Page 23
Chapter 4: Five-year CIP Projects	Page 27
Chapter 5: Previously Funded CIP Projects Summary.....	Page 49
Chapter 6: Appendixes.....	Page 61
1. Capital Planning Process	
2. Portable Use Summary	
3. School Planning State Regulatory Framework	
4. Glossary	

This page intentionally left blank.



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 2020/21 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.

2020/21 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.

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 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 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.

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 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.

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 2020/21 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 2020/21 CIP the School Board has prioritized 1) the provision of improvements to existing campuses and educational programs and 2) the purchase of property needed to provide for the future educational demands of Sarasota County. Specifically, the Board is focused on providing for the following priorities:

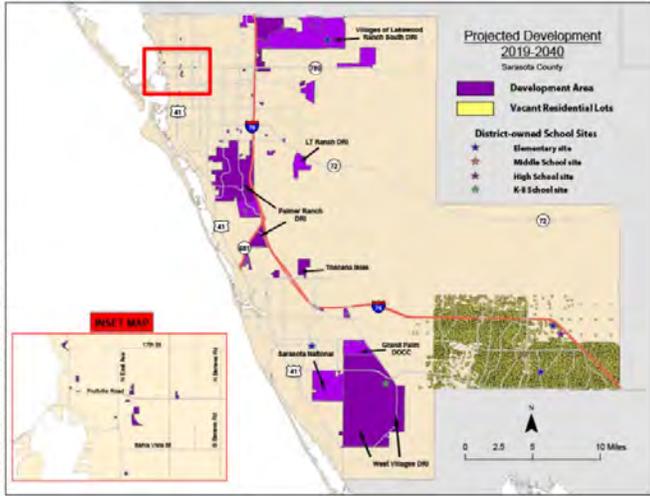
- Improving the condition of existing classrooms while expanding the number of permanent educational spaces at Gocio Elementary;
- Establishing permanent classroom space for middle and high school students through the construction of a new building at Pine View School;
- Enhancing the learning facilities and performance equipment for the VPA Magnet program by upgrading the Performance Arts Center at Booker High School;
- Improving the athletic facilities at the District's five comprehensive high schools including new entrances, new tracks and new athletic fields;
- Ensuring educational facilities are well-maintained by installing a new roof at Booker Middle School; and
- Planning for the needs of future students in new growth areas of Sarasota County by purchasing land for future school sites in Lakewood Ranch and West Villages.

As a result of these projects, which are to be funded in the first year of the 2020/21 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 has a population of approximately 426,000 permanent residents. The County is expected to grow to over 433,000 full time residents by 2020, to 489,000 residents by 2030, and nearly 529,000 residents by 2040. Map 1 highlights major development areas within the County.

Map 1: Proposed Development 2020-2045



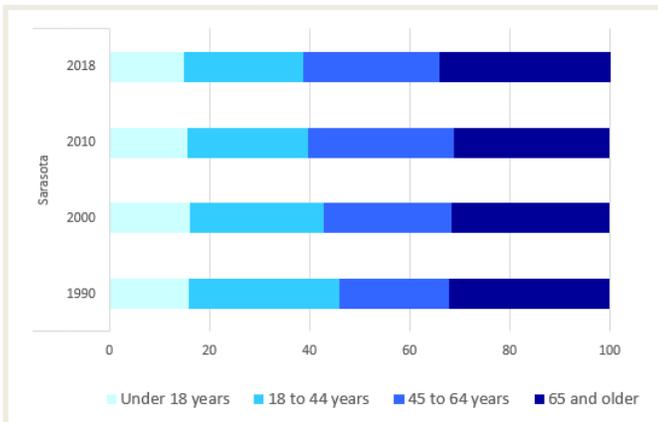
However, even as Sarasota County grows, as highlighted in Chart 1 and Figures 2 and 3, the largest segment of the population continues to be older, retirees without children. Sarasota County has a median age of 55.7, 33.7% population over 65, and less than half the population in workforce aged. The County's 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	426,718
Population 5 - 18 years old	51,206
Median Age	56 years
Average Household Size	2.24 persons
Households with Children Under 18	14.8%

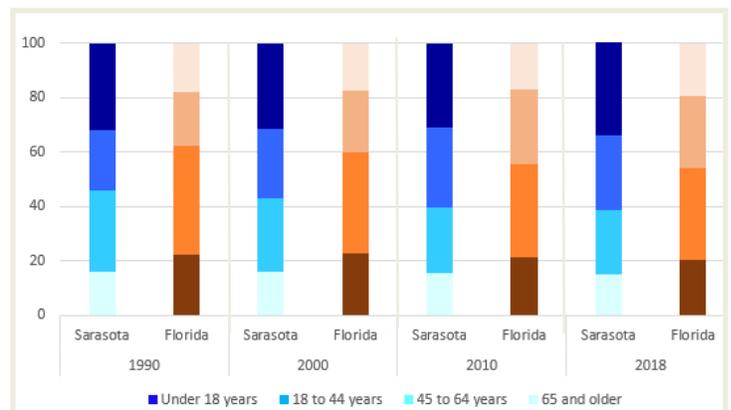
Source: US Census

Figure 2: Sarasota Age Distribution



Source: US Census

Figure 3: Age Difference Sarasota County-State of Florida

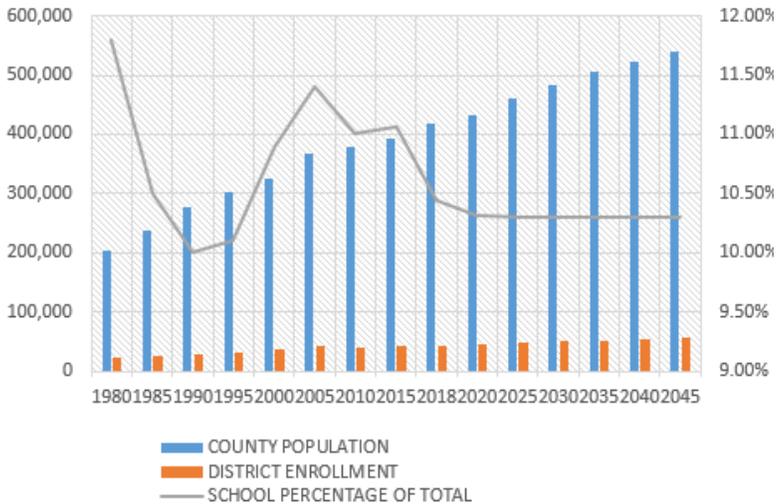


Source: US Census

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 11.4% in 2005 to 10.3% today (Figure 4). As shown in Table 2, since 1980, school enrollment has averaged 10.3% of the overall County population—ranging from a high of 11.8% in 1980 to a low of 10% in 1990. The District expects the percentage of students to overall population will remain consistent in this range.

Figure 4: Correlation of County Population—District Enrollment



Source: US Census; SC BoCC, SCS

Table 2: Relationship between County Population and Student Enrollment

YEAR	COUNTY POPULATION	DISTRICT ENROLLMENT	SCHOOL % OF TOTAL
1980	202,251	23,932	11.80%
1985	238,013	24,920	10.50%
1990	277,776	27,715	10.00%
1995	301,528	30,423	10.10%
2000	325,957	35,611	10.90%
2005	367,867	41,861	11.40%
2010	379,448	40,695	11.00%
2015	392,090	43,357	11.06%
2018	417,442	43,599	10.44%
2020	426,000	44,436	10.43%
2025	460,500	47,432	10.30%
2030	484,300	49,883	10.30%
2035	505,200	52,036	10.30%
2040	523,700	53,941	10.30%
2045	540,200	55,641	10.30%

Source: US Census; SC BoCC, SCS

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 tan bars in the table represent the current and previous school years. The orange represents the 2020/21 CIP execution year, and the light blue represents the 2020/21 CIP Programmed Funding Years.

Figure 4: Traditional Elementary Student Enrollment

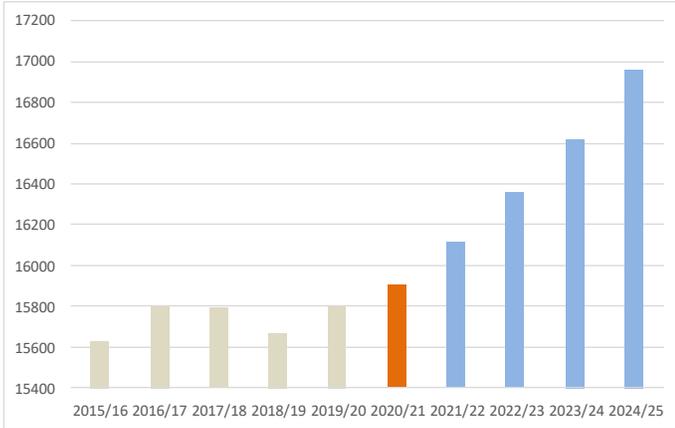


Figure 5: Traditional Middle School Student Enrollment

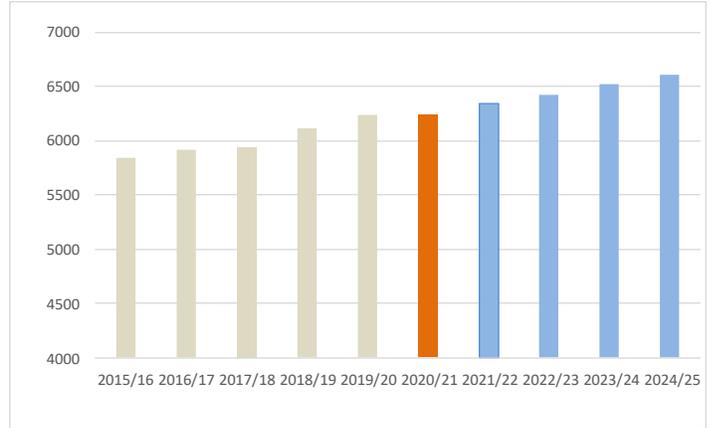


Figure 6: Traditional HS Student Enrollment

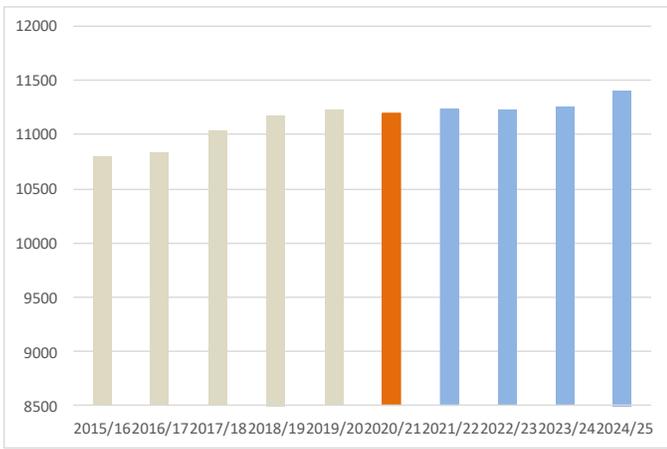
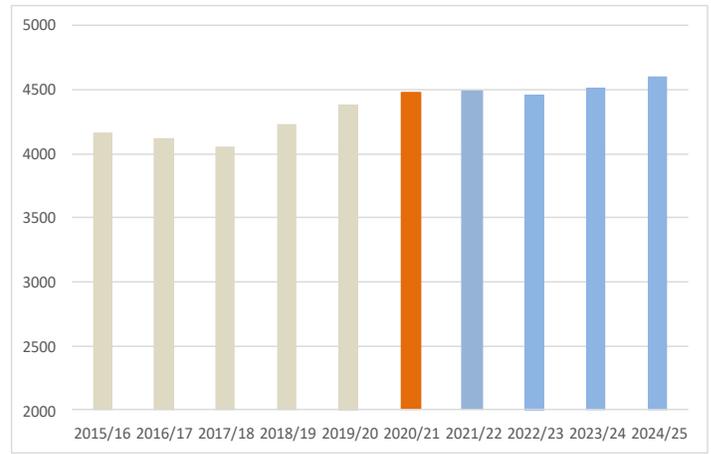


Figure 7: Traditional Special School Student Enrollment



Note: Special schools are Laurel-Nokomis, Oak Park, Pine View, and Suncoast Polytechnical.

Figure 8: Traditional Public K—12 Student Enrollment

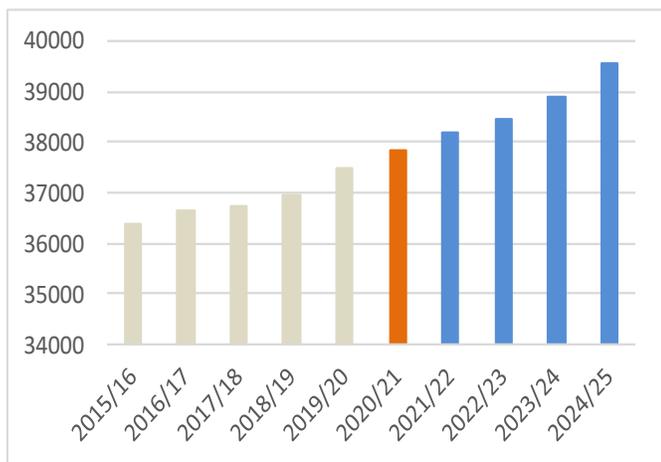


Figure 9: Charter School Student Enrollment

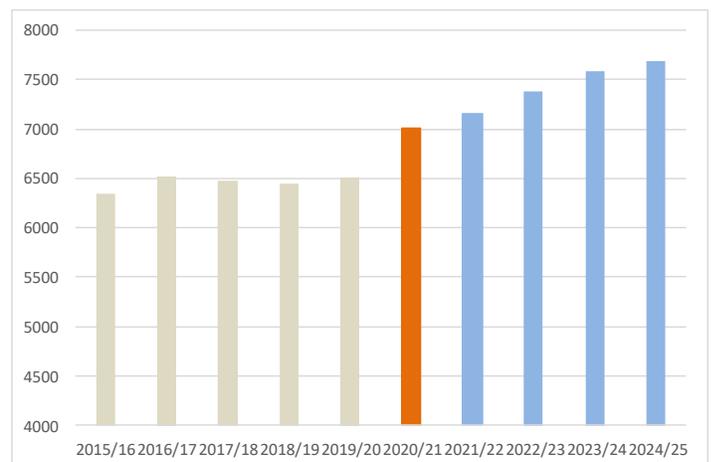


Figure 10: Traditional Public to Charter School Student Enrollment

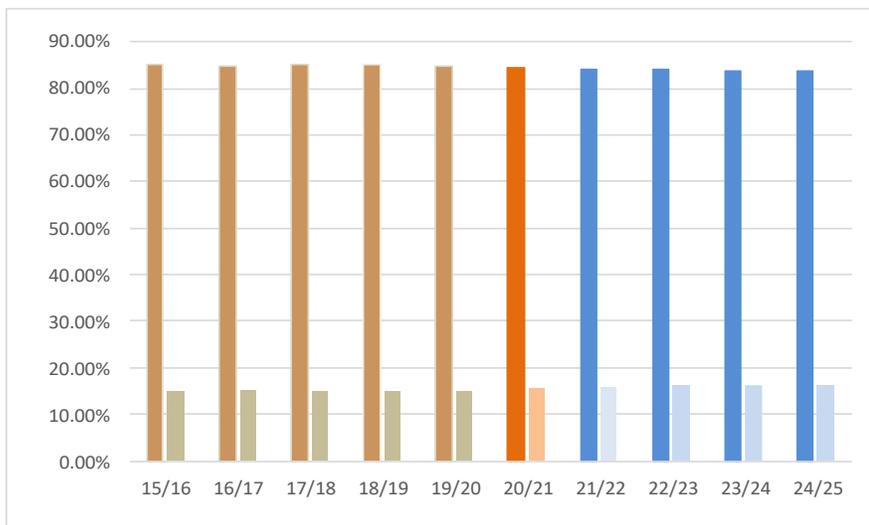


Table 3: Relationship between Traditional Public and Charter School Enrollment

School Year		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
All Students	Enrollment	42726	43154	43221	43408	44156	44833	45347	45844	46495	47267
	% of Enrollment	85.15%	84.89%	85.02%	85.14%	84.93%	84.36%	84.21%	83.91%	83.68%	83.73%
Traditional Public	Enrollment	36381	36633	36748	36957	37502	37819	38187	38468	38906	39576
	% of Enrollment	85.15%	84.89%	85.02%	85.14%	84.93%	84.36%	84.21%	83.91%	83.68%	83.73%
Charter Schools	Enrollment	6345	6521	6473	6451	6509	7012	7163	7377	7587	7690
	% of Enrollment	14.85%	15.11%	14.98%	14.86%	14.74%	15.64%	15.80%	16.09%	16.32%	16.27%

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 2019/20 as well as projected capacity for 2020/21 thru 2024/25 are presented in Table 3. 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:* Are special program schools that have District-wide attendance zones and therefore are not included within the capacity totals by school level .
- *Pine View School:* 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.
- *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 3: Sarasota School Inventory and Projected Capacity

5-Year Projected Available Capacity							
School Name	Permanent Capacity	20/21 October Enrollment		21/22 Enrollment Projections		24/25 Enrollment Projections	
	DOE FISH	Enrollment*	Available Capacity	Projection**	Available Capacity	Projection*	Available Capacity
Available Elementary School Capacity							
Alta Vista	848	456	392	520	328	538	310
Ashton	734	1006	-272	1137	-403	1337	-603
Atwater	1028	603	425	649	379	663	365
Bayhaven	664	594	70	596	68	579	85
Brentwood	1043	631	412	656	387	614	429
Cranberry	761	646	115	674	87	735	26
Emma E Booker	746	509	237	539	207	504	242
Englewood	644	554	90	591	53	590	54
Fruitville	985	727	258	748	237	748	237
Garden	482	534	-52	576	-94	598	-116
Glenallen	930	621	309	688	242	762	168
Gocio	584	580	4	583	1	555	29
Gulf Gate	913	645	268	692	221	655	258
Lakeview	594	598	-4	607	-13	650	-56
Lamarque	1069	942	127	893	176	987	82
Phillippi Shores	731	775	-44	810	-79	870	-139
Southside	826	673	153	758	68	748	78
Tatum Ridge	761	688	73	649	112	700	61
Taylor Ranch	781	766	15	797	-16	902	-121
Toledo Blade	853	710	143	751	102	746	107
Tuttle	849	688	161	664	185	564	285
Venice	766	525	241	559	207	529	237
Wilkinson	786	489	297	555	231	571	215
Totals	18378	14960	3418	15692	2686	16145	2233

Table 3: Sarasota School Inventory and Projected Capacity

5-Year Projected Available Capacity							
School Name	Permanent Capacity	20/21 October Enrollment		21/22 Enrollment Projections		24/25 Enrollment Projections	
	DOE FISH	Enrollment*	Available Capacity	Projection**	Available Capacity	Projection**	Available Capacity
Available Middle School Capacity							
Booker MS	1819	816	1003	735	1084	697	1122
Brookside MS	1484	749	735	754	730	859	625
Heron Creek MS	1531	846	685	925	606	991	540
McIntosh MS	1235	781	454	720	515	751	484
Sarasota MS	1406	1167	239	1233	173	1215	191
Venice MS	1090	799	291	851	239	882	208
Woodland MS	1410	978	432	986	424	1013	397
Totals	9975	6136	3839	6204	3771	6408	3567
Available High School Capacity							
Booker HS	1535	1307	228	1299	236	1287	248
North Port HS	2783	2333	450	2333	450	2383	400
Riverview HS	2646	2590	56	2641	5	2644	2
Sarasota HS	2442	2302	140	2147	295	2180	262
Venice HS	2155	2366	-211	2336	-181	2518	-363
Totals	11561	10898	663	10756	805	11012	549
Available Special Schools Capacity							
Laurel Nokomis	1460	1163	297	1196	264	1086	374
Pineview	1668	1818	-150	1833	-165	1831	-163
Suncoast Poly	576	551	25	556	20	538	38
Oak Park	606	275	331	337	269	343	263
Totals	4310	3807	503	3922	388	3798	512
Grand Totals							
Grand Totals	44244	35801	8423	36574	7650	37363	6861

* Current Enrollment is based on the October 2020 counts for the 2020/21 school year

** Enrollment projections from 20/21 Adopted Budget, includes a growth factor

This page intentionally left blank.



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 2020/21 Five-year Capital Improvement Plan meets the District capital planning goals. The schools and ancillary sites identified in this section reflect the decisions made at the July Board Work Session for projects to be completed as part of the 2020/21 Five-year CIP. Emergencies, funding, and competing priorities may change the projects actually completed in years two through five.

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 2020/21 CIP as well as those planned for the following four years—2021/22, 2022/23, 2023/24, and 2024/25—to implement Goal 1.

Projects Scheduled for Funding Starting in 2020/21:

- Master Planning for future capital projects
- Gocio New Classroom Wing & Campus Refresh, \$10,800,000 total budgeted in 2020/21
- New K-8 School/Clark and Lorraine, \$55,000,000 total budgeted in 2020/21
- Pine View New Classroom Building, \$29,000,000 total budgeted in 2020/21
- School Site Purchases, \$4,840,840 total budgeted in 2020/21

Projects Planned for Funding in the Following Four Years:

- STC-NP/Phase III, \$7,500,000 total planned in 2024/25
- School Site Purchases, \$16,100,000 total planned 2021/22-2024/25

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 2020/21 CIP as well as those planned for the following four years—2021/22, 2022/23, 2023/24, and 2024/25—to implement Goal 2.

Projects Scheduled for Funding Starting in 2020/21:

- Facilities maintenance, renovation, and replacement projects as funded through the capital budget
- Bay Haven HVAC and Classroom Refresh, \$12,705,000 total budgeted for 2020/2021 and 2021/22
- Booker High VPA, \$22,500,000 total budgeted in 2020/21 and 2021/22
- Booker Middle Roofing, \$8,000,000 total budgeted in 2019/20 and 2020/21
- Districtwide Condition Assessment of Facilities, \$1,200,000 budgeted for 2020/21
- Fruitville Building 5 Refresh, \$2,750,000 planned for 2020/21
- High School Track & Football Field Upgrades, \$1,000,000 budgeted in 2020/21

Projects Planned to be Funded in the Next Four Years:

- Cranberry Elementary Thermal Storage, \$1,000,000 planned for 2023/24
- Garden Entry Enhancements, \$1,000,000 planned for 2021/22
- High School Track & Football Field Upgrades, \$8,415,000 planned in 2021/22—2024/25
- North Port High HVAC and Science Wing Refresh, \$27,025,000 planned in 2021/22—2023/24
- Oak Park Special Olympics Track, \$3,000,000 planned for 2022/23
- Oak Park Wing Renovations, \$6,105,000 total budgeted in 2021/22-2024/25
- Sarasota High Chiller Plant/HVAC Refresh (East Side), \$15,000,000 planned for 2022/23—2024/25
- Taylor Ranch Elementary Thermal Storage, \$1,000,000 planned for 2024/25
- Tuttle Elementary Chiller, \$3,000,000 planned for 2024/25

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 2020/21 CIP as well as those planned for the following four years—2021/22, 2022/23, 2023/24, and 2024/25—to implement Goal 3.

Projects Scheduled for Funding Starting in 2020/21:

- Safety & Security maintenance, renovation, and replacement projects as funded through the capital budget.
- District wide re-keying of all campuses \$5,500,000 ongoing
- District wide upgrade of local UHF radio system to a countywide P25 radio system for better connectivity between campuses and to emergency responders, \$7,500,000 budgeted in 2020/21
- Sarasota High School—School Avenue Campus Perimeter Fencing, budgeted \$1,493,286 in 2020/21

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 2020/21 CIP as well as those planned for the following four years—2021/22, 2022/23, 2023/24, and 2024/25—to implement Goal 4.

Projects Scheduled for Funding Starting in 2020/21:

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

Projects Planned to be Funded in the Next Four Years:

- Data Transmission Alternatives, \$10,000,000 total planned for 2022/23 and 2023/24

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 scheduled to be complete in the 2020/21 CIP to implement Goal 5.

- The District will borrow \$65,000,000 through Certificates of Participation (COPS) to fund the construction of a new K-8 school located in central county and the Gocio Elementary new classroom wing and campus refresh project.



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 2020/21 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 2020/21 school year. This budget allocates \$7.1 million dollars over the next fiscal year 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. Indeed, Lakewood Ranch and West Villages 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 order to plan for this growth, the 2020/21 Five-year CIP plans for the purchase of two School sites. These sites include a high school site in West Villages and a site for multi-grade level instruction in Lakewood Ranch. 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 classroom. At the same time, we are using portables for 1) swing space on campus refresh projects at campuses including Pine View and North Port High; 2) addressing growth and school enrollment needs at campuses including Ashton, Lakeview, Venice High, and Taylor Ranch; and 3) community-based education resources at campuses such as Emma Booker, Alta Vista, 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 2020/21 FY \$69,335,024,270 in overall taxable values, which is an increase of 4.4% over 2019 actual. In the out years, the District assumes the following increases by year— .36% in 2020/21; 2% in 2021/22; and 3% in 2022/23 and beyond. The District projects sales tax collections will remain static with no increase or decrease for the next five years, due to the affect of COVID 19 on the local economy. The fact that the ad valorem millage rate remains at 1.5 mil continues to hamper the District's ability to execute a completely effective capital program.

Future Planning Considerations

Prior to the COVID 19 pandemic, Sarasota County had entered a period of economic growth and development that was 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.

COVID 19: The district will continue to closely monitor the effect of the pandemic on the future enrollment of students in school facilities. For the 20/21 school year, online educational delivery options were made available to parents to choose as an educational option for their children that worked best for them during this unprecedented time. Many parents chose for their child to attend school online. These new options have given parents different choices for public education.

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 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 advice 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 2020/21 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

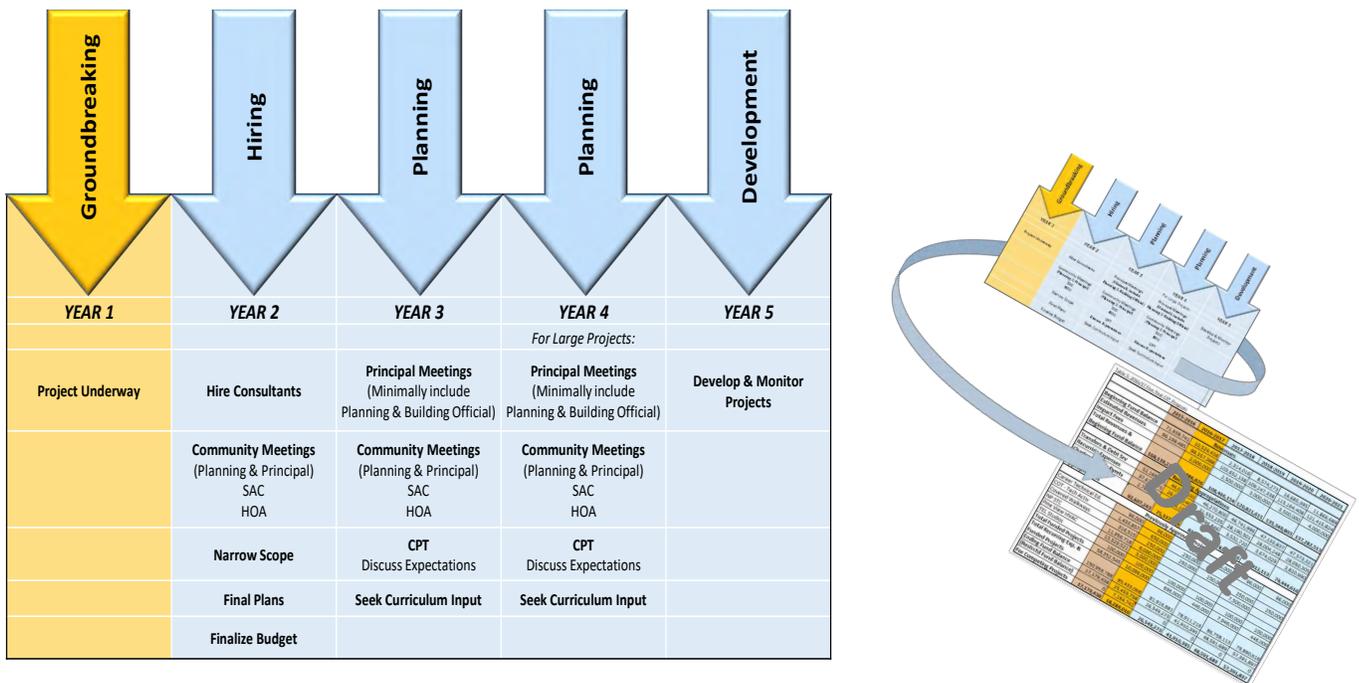
An essential part of the District’s incorporation of the CIP process is the involvement of all stakeholders – School Board members, executive directors and cabinet, principals, instructional staff, support staff, students, parents, and community. Such a process empowers those responsible for the CIP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

Capital Planning Process

The 5-year CIP process seeks to establish planning priorities and budget for a five-year schedule — this year from the 2020/21 SY through the 2024/25 SY. Projects scheduled in the first year of the CIP (2020/21) 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 5-year Capital Program.

Figure 10: CIP Planning Process:



2020/21 Five-year Capital Program

The following 2020/21 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 7.71, all projects over \$325,000 are included in the CIP while no projects less than \$325,000 are included.
- Projects that have been funded in previous CIP cycles are included under the heading, *Previously Approved Projects*;
- Projects that have not received funding in the past but the Board directed staff to include with the 2020/21 CIP budget are included under the heading, *New Projects*;
- Projects in the green colored column are to be included in the 2020/21 fiscal year capital budget;
- Projects in the tan colored columns are programmed for the four out years;
- This CIP budget is for planning purposes only, the final capital budget is adopted in the District's annual budget.

Table 4: 2020/21 Five-Year CIP Program

2020/21 Capital Plan Budget					
	Total Budget 2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Revenues					
Begin Fund Balance	123,511,537	36,842,030	33,050,436	32,257,270	39,481,674
Estimated Revenues	123,484,954	123,840,025	125,843,975	128,910,019	123,519,703
Impact Fees	4,300,000	4,200,000	4,100,000	4,000,000	4,000,000
New Debt	65,790,000	-	-	-	-
Transfer In	6,812,967	-	-	-	-
Total Revenues & Begin Fund Balance	323,899,458	164,882,055	162,994,411	165,167,290	167,001,376
Recurring Appropriations					
Transfers & Debt Srv	57,163,611	58,314,498	59,010,411	59,843,935	59,770,999
Transfers & Debt Srv - Charter (State Funded PECO)	3,333,014	3,333,014	3,333,014	3,333,014	1,695,221
Recurring Expenses	66,766,761	35,426,314	34,573,423	34,587,374	36,809,431
Charter Schools Pymts - Millage	1,719,319	1,637,793	1,637,793	1,637,793	1,637,793
Total Recurring Appropriations	128,982,705	98,711,619	98,554,641	99,402,116	99,913,444
Previously Approved Projects					
Bay Haven HVAC and Classroom Refresh	3,050,000	9,655,000	-	-	-
Booker High VPA	12,573,389	10,000,000	-	-	-
Booker Middle Roofing	6,000,000	-	-	-	-
Brentwood	190,842	-	-	-	-
Cranberry Elementary Thermal Storage	-	-	-	1,000,000	-
Data Transmission Alternatives	-	-	-	5,000,000	5,000,000
Emma E Booker Resource Classrooms	418,564	-	-	-	-
Englewood Building 6 Rebuild	5,754,758	-	-	-	-
Fruitville Building 5 Refresh	2,750,000	-	-	-	-
Garden Elementary Entry Enhancements	-	1,100,000	-	-	-
Gocio New Classroom Wing and Campus Refresh	10,800,000	-	-	-	-
High School Track & Football Field Upgrades	2,656,971	1,815,000	2,000,000	2,200,000	2,400,000
North Port High HVAC & Science Wing Refresh	345,662	2,300,000	18,522,500	6,202,500	-
Pine View HVAC	1,237,731	-	-	-	-
Pine View New Classroom Wing	28,139,212	-	-	-	-
School Site Purchases	24,697,891	4,150,000	4,050,000	3,950,000	3,950,000
SHS School Avenue Project (Project 3057)	2,921,317	-	-	-	-
Sports Complex Entries (NP High & Booker High)	59,050	-	-	-	-
STC Chiller Fencing	35,411	-	-	-	-
STC NP/Phase III	-	-	-	-	7,500,000
Taylor Ranch Elementary Thermal Storage	-	-	-	-	1,000,000
Total Funded Projects	101,630,798	29,020,000	24,572,500	18,352,500	19,850,000
Total Recurring Exp. & Funded Projects	230,613,503	127,731,619	123,127,141	117,754,616	119,763,444
Ending Fund Balance	93,285,955	37,150,436	39,867,270	47,412,674	47,237,933
For New Projects	93,285,955	37,150,436	39,867,270	47,412,674	47,237,933
New Projects					
	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Available for Competing Projects	93,285,955	37,150,436	39,867,270	47,412,674	47,237,933
District Wide Condition Assessment	1,200,000	-	-	-	-
Landings Restroom Repairs/Reno	158,339	3,000,000	-	-	-
Oak Park Special Olympics Track	-	-	3,000,000	-	-
Oak Park Wing Renovation	-	1,100,000	1,210,000	1,331,000	1,464,100
Sarasota High Perimeter Fencing	85,586	-	-	-	-
Sarasota High Chiller Plant/HVAC Refresh (East Side)	-	-	3,400,000	6,600,000	5,000,000
Tuttle Elementary Chiller	-	-	-	-	3,000,000
New Construction K-8/Clark and Lorraine	55,000,000	-	-	-	-
Total New Projects	56,443,925	4,100,000	7,610,000	7,931,000	9,464,100
Balance	36,842,030	33,050,436	32,257,270	39,481,674	37,773,833
Required Capital Fund Reserve	(8,928,335)	(8,954,965)	(9,105,262)	(9,335,215)	(8,930,941)
Final Balance (Less Reserve)	27,913,695	24,095,471	23,152,009	30,146,459	28,842,891

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

Planning and project scope study phase

Assessment

Goal:

Meet Goal 2, Objective 2.3 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 total in Five-year CIP.

Note: Project budget will be revised in future capital plans as the scope of the project is better defined

CIP Funding Years:

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



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
Planning and scope development.

Assessment

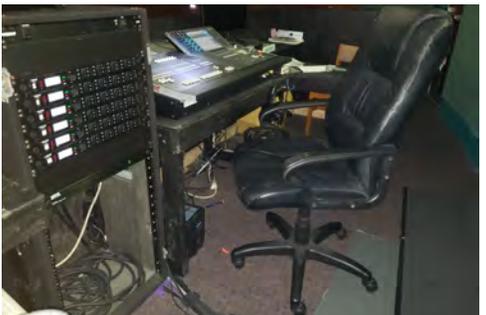
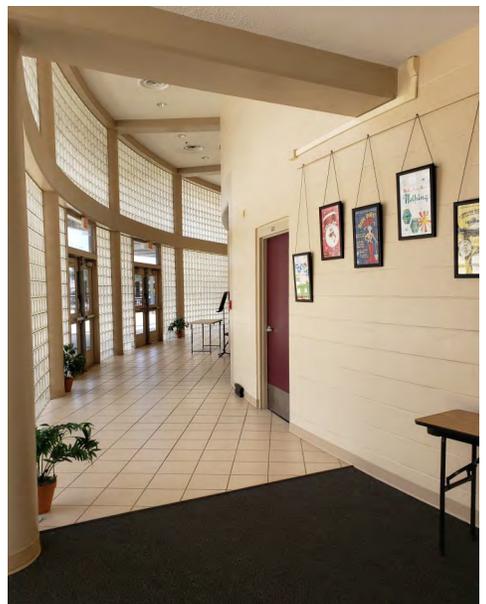
Goal:
Meet Goal 2, Objective 2.1, and Goal 4, Objective 4.2 by ensuring facilities meet current educational standards and technologies.

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:
\$22,500,000
\$12,500,000—Budgeted in 2020/21
\$10,000,000—Budgeted in 2021/22

CIP Funding Years:
2020/21
2021/22



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:

\$8,000,000

\$2,000,000—Budgeted in 2019/20

\$6,000,000 —Budgeted in 2020/21

CIP Funding Years:

2019/20

2020/21



Cranberry Elementary Thermal Storage

CIP PROJECT SUMMARY

Description

Scope:
Add thermal storage capacity to the HVAC plant to reduce energy cost.

Project Status
Planning and scope development.

Assessment

Goal:
Meet Goal 2, Objective 2.3, and Goal 4, Objective 4.2 by ensuring that facilities achieve their maximum proficiency,

Condition:
Thermal storage plant does not exist on campus.

Funding

Budget:
\$1,000,000

CIP Funding Years:
2023/24



Data Transmission Alternatives

CIP PROJECT SUMMARY

Description

Scope:
This is a tentative budget item which ensures that the District is able to address its fiber needs in the future.

Project Status
Planning

Assessment

Goal:
Meet Goal 4, Objective 4.1 by providing a technology network infrastructure system that enables all other technology components to work most effectively

Condition:
Currently the Fiber Ring is provided by Comcast in partnership with Sarasota County, however the partnership agreement is set to be reevaluated.

Funding

Budget:
\$10,000,000 total in Five-year CIP.

CIP Funding Years:
2023/24 and 2024/25 — two year planning plan



District Wide Condition Assessment

CIP PROJECT SUMMARY

Description

Scope:
This project will ensure that the District is able to plan future renovations of existing facilities in order of need to keep our facilities in good condition.

Project Status
Planning

Assessment

Goal:
Meet Goal 2, Objective 2.1 and 2.2 by conducting an assessment of district facilities conditions to prioritize future renovation or replacement projects.

Condition:
Overall condition assessment is needed of all facilities to get up to date conditions and prioritize projects.

Funding

Budget:
\$1,200,000

CIP Funding Years:
2020/21



Englewood Building 6 Rebuild

CIP PROJECT SUMMARY

Description

Scope:

Rebuild Englewood Building 6 due to age, maintenance cost, and limited flexibility and accessibility.

Project Status

Project designed and construction to start soon.

Assessment

Goal:

Meet Goal 1, Objectives 1.1 and 1.2 and Goal 2, Objective 2.2 by ensuring that the campus facilities meet the needs of growth while providing for a high level of campus maintenance.

Condition:

Building 6 is in need of a complete renovation; however, the cost to renovate exceeds the cost to rebuild.

Funding

Budget:

\$5,500,000

CIP Funding Years:

2019/20

2020/21



Fruitville Building 5 Refresh

CIP PROJECT SUMMARY

Description

Scope:
This project is to provide building renovation and classroom updates to the needed areas of building 5.

Project Status
Planning

Assessment

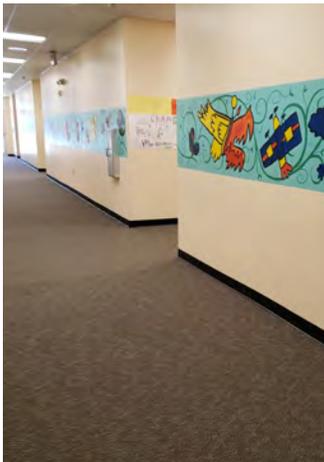
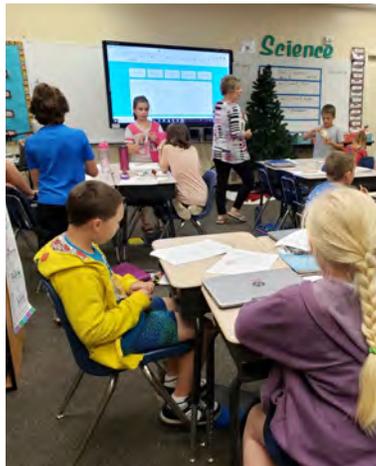
Goal:
Meet Goal 1, Objective 1.2 and Goal 2, Objectives 2.2 and 2.3 by ensuring school facilities are well maintained and provide for the program needs of the school and its students.

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

Funding

Budget:
\$2,750,000

CIP Funding Years:
2020/21



Garden Entry Enhancements

Description

Scope:
This is a project design to enhance the visitor experience as they enter campus. It will also include parking lot LED lighting.

Project Status
Planning

Assessment

Goal:
Meet Goal 2, Objective 2.2 by ensuring school facilities provide a safe and welcoming entranceway for all visitors, staff, and students.

Condition:
Currently the landscape is deteriorated and dated. This project will also provide LED lighting to the parking lots.

Funding

Budget:
\$1,100,000 total in Five-year CIP.

CIP Funding Years:
2021/22



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
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 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:
\$10,800,000

CIP Funding Years:
2020/21 COPS borrowing



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 School is completed.

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.

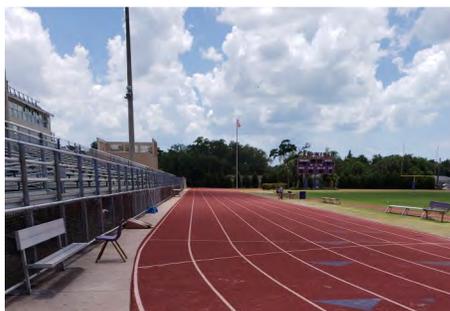
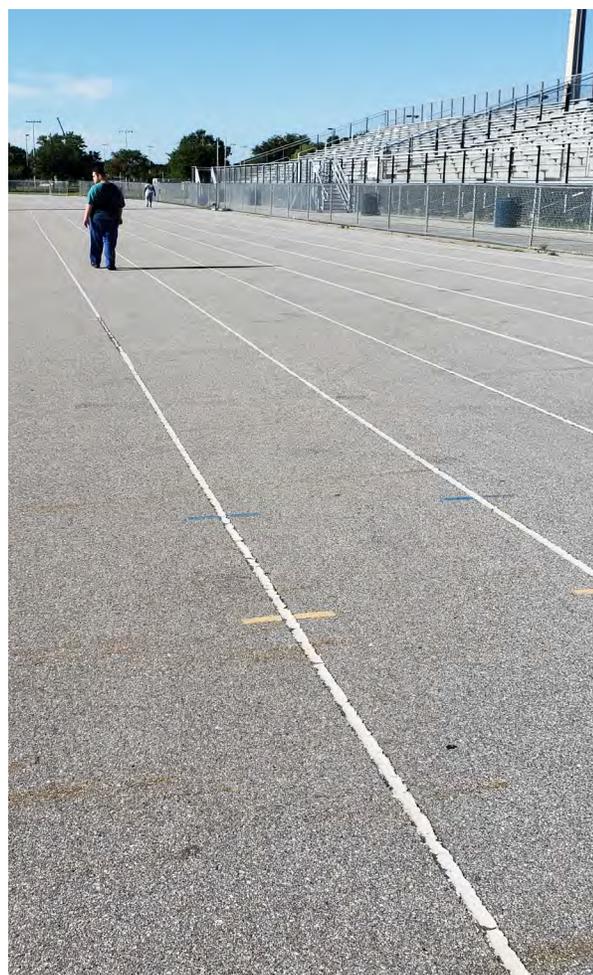
Funding

Budget:

\$8,415,000

CIP Funding Years:

2020/21 through 2024/25 — funding plan includes all five years of 2020/21 CIP



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
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 underway in the area of Clark Road and Lorraine Road adding to population growth.

Funding

Budget:
\$55,000,000

CIP Funding Years:
2020/21 COPS borrowing



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 developing install a new HVAC system and provide a refresh of buildings on the campus.

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.

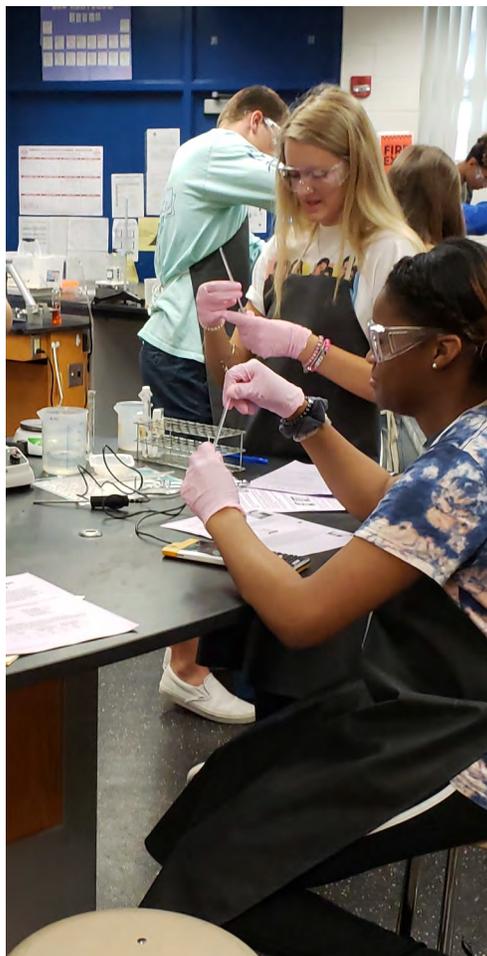
Funding

Budget:

\$27,025,000

CIP Funding Years:

2021/22, 2022/23 and 2023/24
— three year funding plan



Oak Park Wing Renovations

CIP PROJECT SUMMARY

Description

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

Project Status
Planning and scope development

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:
\$6,105,000

CIP Funding Years:
2021/22, 2022/23 and 2023/24
— three year funding plan



Oak Park Special Olympics Track

CIP PROJECT SUMMARY

Description

Scope:

This project is to create a special track to serve the school population and that also hosts the community Special Olympics.

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:

\$3,000,000 total in Five-year CIP.

CIP Funding Years:

2022/23



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
Planning and scope development

Assessment

Goal:
Meet Goal 2, Objective 2.2 by installing a new HVAC system and refreshing classroom buildings.

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

Funding

Budget:
\$15,000,000

CIP Funding Years:
2022/23—2024/25 — three year funding plan



Pine View New Classroom Wing

Description

Scope:
Provide permanent student classroom space for students at Pine View currently placed in temporary portables.

Project Status
Planning and project scope development.

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:
The main campus capacity is 1300 students. However the current enrollment with portables is 2140 students. This is a chronic condition that will only be addressed with a new classroom wing.

Funding

Budget:
\$29,000,000

CIP Funding Years:
2019/20, 2020/21—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:

\$20,900,000

CIP Funding Years:

2020/21 through 2024/25 — funding plan includes all five years of 2020/21 CIP



STC NP Phase III

CIP PROJECT SUMMARY

Description

Scope:
This project is to construct the second set of classroom buildings to accommodate additional program offerings on the site.

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 able to accommodate all students and provide for the program needs of the school.

Condition:
Currently the buildings do not exist. Expanded campus to address growth and development demands in the North Port area.

Funding

Budget:
\$7,500,000 total in Five-year CIP.

CIP Funding Years:
2024/25



Taylor Ranch Thermal Storage

CIP PROJECT SUMMARY

Description

Scope:
Add thermal storage capacity to the HVAC plant to reduce energy cost.

Project Status
Planning and scope development.

Assessment

Goal:
Meet Goal 2, Objective 2.3, and Goal 4, Objective 4.2 by ensuring that facilities achieve their maximum proficiency,

Condition:
Thermal storage plant does not exist on campus.

Funding

Budget:
\$1,000,000

CIP Funding Years:
2024/25



Tuttle Elementary Chiller

CIP PROJECT SUMMARY

Description

Scope:
Replace existing chiller and associated equipment.

Project Status
Planning and scope development.

Assessment

Goal:
Meet Goal 2, Objective 2.3, and Goal 4, Objective 4.2 by ensuring that facilities achieve their maximum proficiency,

Condition:
Aging equipment needs replacing

Funding

Budget:
\$3,000,000

CIP Funding Years:
2024/25





Chapter 5: Previously Funded CIP Projects Summary

Executing the Plan, Meeting the Goal

Brentwood Renovation/Cafeteria/ Stormwater

CIP PROJECT SUMMARY

Description

Scope:

Upgrade the campus with a new cafeteria, upgraded campus facilities, air handlers, classroom spaces, and stormwater.

Project Status

Project complete

Assessment

Goal:

Meet Goal 1, Objective 1.2 and Goal 2, Objective 2.2 by providing for a well maintained campus environment and ensuring students have necessary core facilities.

Condition:

The cafeteria is old and undersized. The HVAC and building spaces, and stormwater system need to be upgraded to ensure the campus functions properly.

Funding

Budget:

\$12,800,000

- \$6,000,000 Cafeteria
- \$6,500,000 Campus upgrades /HVAC
- \$300,000 Stormwater

CIP Funding Years:

2016/17 - 2019/20



District Security Access Control

CIP PROJECT SUMMARY

Description

Scope:
Improve safety of all schools by providing for the access control of traditional public schools in the District in accordance with safety standards established by the School Board.

Project Status
Initial phase of project implementation complete. Project maintenance and continued installation continues.

Assessment

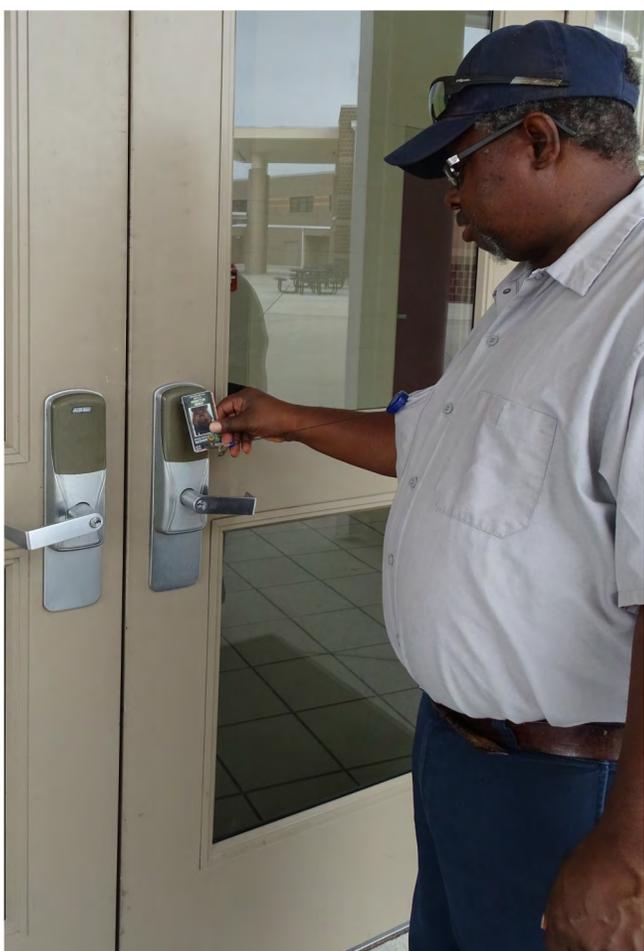
Goal:
Meet Goal 3, Objective 3.1 by controlling access of the campus to only those people who are permitted to be there.

Condition:
Enhances current security standards.

Funding

Budget:
\$5,750,000
\$1,150,000 each year 2018/19 — 2022/23

CIP Funding Years:
On going project in Safety and Security budget



District Security Cameras

CIP PROJECT SUMMARY

Description

Scope:

Improve safety of all schools by increasing the number and effectiveness of cameras through the District in accordance with safety standards established by the School

Project Status

Initial phase of project implementation complete. Project maintenance and continued installation continues.

Assessment

Goal:

Meet Goal 3, Objective 3.2 and 3.3 by ensuring that students, staff, and visitors have a safe, secure, and well protected learning environment

Condition:

Enhances current security standards.

Funding

Budget:

\$3,000,000

\$600,000 each year 2018/19 — 2022/23

CIP Funding Years:

On going project in Safety and Security budget



District Security Fencing

CIP PROJECT SUMMARY

Description

Scope:

Improve safety of all schools by fencing the campuses perimeter of the traditional public schools in accordance with safety standards established by the School Board.

Project Status

Project complete before 2019/20 SY except for Sarasota High which is under design. Project maintenance and continued installation continues.

Assessment

Goal:

Meet Goal 3, Objective 3.1 by better ensuring visitors utilize the single point of entry located at the main office and improved security fencing.

Condition:

Enhances current security standards.

Funding

Budget:

\$15,500,000

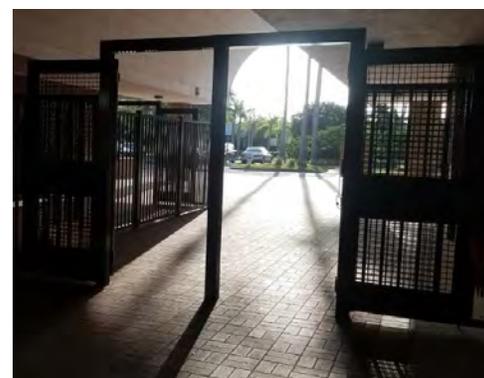
\$10,500,000 2018/19

\$1,500,000 2019/20 and 2020/21

\$1,000,000 2021/22 and 2022/23

CIP Funding Years:

On going project in Safety and Security budget



District Security Single Point of Entry

CIP PROJECT SUMMARY

Description

Scope:

Provide each campus with a single point of entry through the front office and restrict access through improved fencing in all other parts of campus in accordance with safety standards

Project Status

Project completed 2019/20 SY.

Assessment

Goal:

Meet Goal 3, Objective 3.1 by better managing campus access through a single point of entry for all campuses at the main office and improved security fencing.

Condition:

Enhances current security standards.

Funding

Budget:

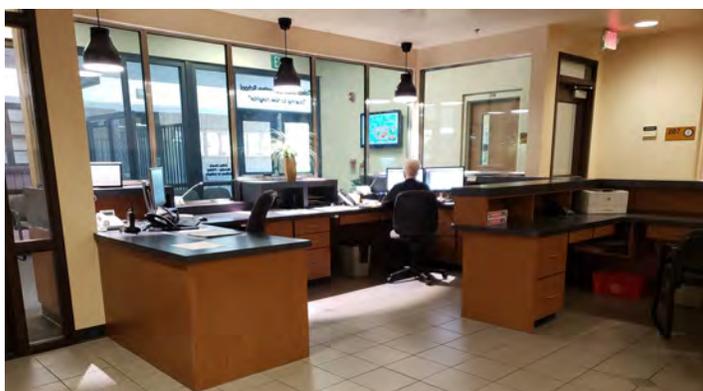
\$15,500,000

\$13,500,000 2018/19

\$500,00 2019/20 –2022/23

CIP Funding Years:

2019/20



Oak Park Bus Loop Enhancements

CIP PROJECT SUMMARY

Description

Scope:

This project is to create a covered drop off area/walkway for physically impaired students. It will also improve emergency access to campus while enhancing the visitor approach experience.

Project Status

Project complete

Assessment

Goal:

Meet Goal 2, Objective 2.2 by meeting the specific school facility needs and physical conditions of the school and its students.

Condition:

Currently no covered drop off area exists for our physically impaired students.

Funding

Budget:

\$1,000,000 total in Five-year CIP.

CIP Funding Years:

2019/20



Pine View HVAC Upgrade

CIP PROJECT SUMMARY

Description

Scope:

Upgrade the science labs consistent with the District's education standards for high school science facilities.

Project Status

Project complete.

Assessment

Goal:

Meet Goal 2, Objectives 2.2 and 2.3 by providing for the level of science facilities that meet Sarasota County Schools standards for science.

Condition:

Current science labs are old and do not meet the educational needs of the students.

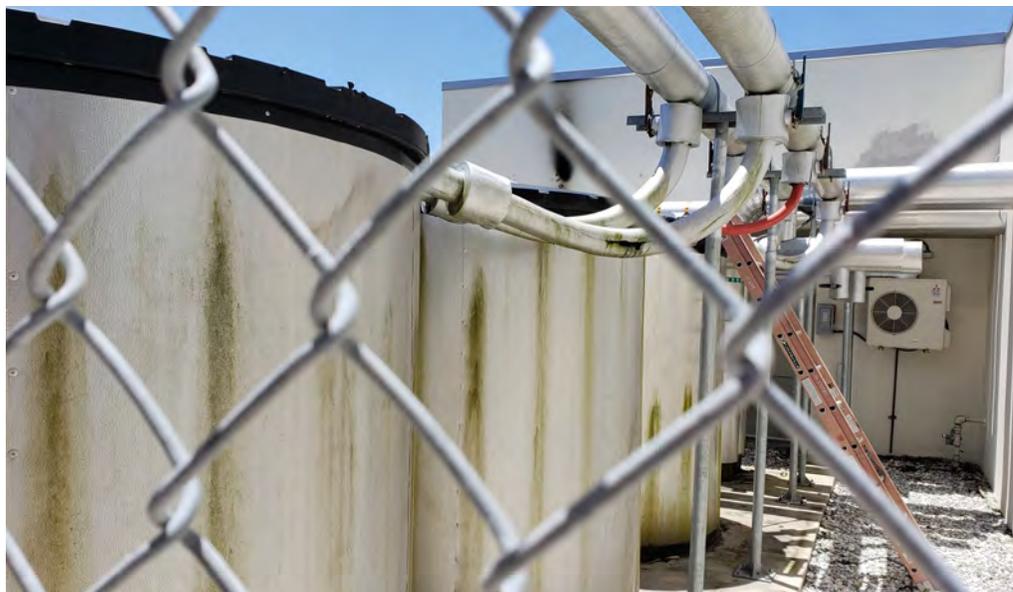
Funding

Budget:

\$21,000,000

CIP Funding Years:

Complete 2019/20



SHS School Avenue Project

CIP PROJECT SUMMARY

Description

Scope:
Provide for bike-ped improvements to Sarasota High School as required as a condition for approval of the pending Application for Right-of-Way Vacation of School Avenue.

Project Status
Planning being finalized and construction to start soon.

Assessment

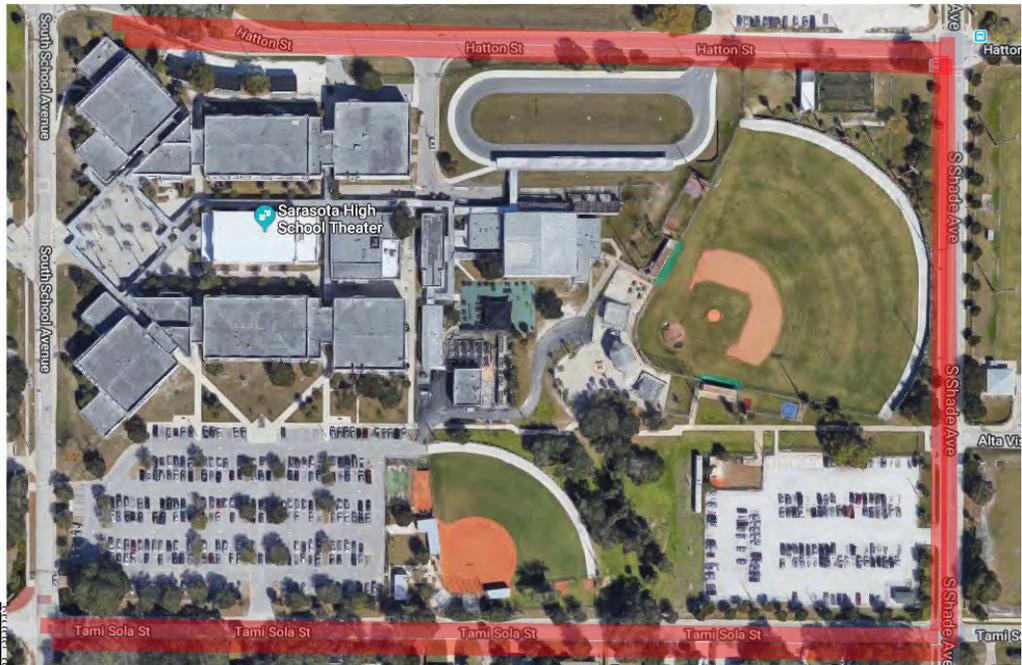
Goal:
Meet Goal 3, Objectives 1.1 by providing a safe and secure campus where by all students, staff, and visitors would have a single point of entry.

Condition:
Renovate existing transportation facilities around the campus as well as construct new multimodal north-south corridor.

Funding

Budget:
\$3,000,000

CIP Funding Years:
2019/20



Venice Middle Campus Refresh

Description

Scope:
Upgrade the campus by: installing a new HVAC system, entrance way, and administrative offices, replacing partition walls and security system, and upgrading arts and music facilities.

Project Status
Project complete

Assessment

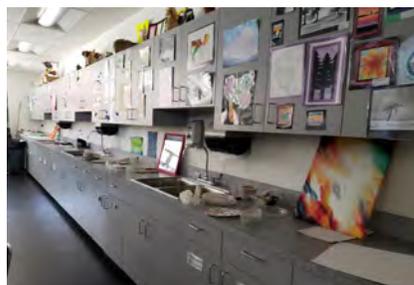
Goal:
Meet Goal 1, Objective 1.2 and Goal 2, Objective 2.2 by providing for a campus programs and facilities that meets the needs of the school and demands of the community.

Condition:
The Condition Matrix Score for the campus is 63. The campus is thirty years old, has an old HVAC system, demountable partition walls, inefficient lighting, and poorly designed program space.

Funding

Budget:
\$12,500,000 — Total Project Budget

CIP Funding Years:
2016/17 and 2019/20





Chapter 6: Conclusion & Appendices

Conclusion

The 2020/21 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 2020/21 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 2020/21 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

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 \$50,000. 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 \$50,000. 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 Developed 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 occurs.		
	Class size report received.		
	Board-Capital Planning work sessions begin for following year CIP. Review priority needs.		
November	Planning receives and processes county and municipal CIPs.	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- and long-term instructional initiatives for facility issues.	Team reviews Draft Five-year CIP projects	Team awards CPT/Small Projects.
	FTE 3 occurs.		
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 processes new statutes from Legislature.		Team reviews progress.
June	FTE 4.	Summer projects begin	Summer projects begin.
July	FTE 1. Board adopts tentative budget.	Crews complete projects and begin commissioning for new buildings.	Crews complete summer projects.
August	Planning updates classroom changes; performs day-5 analyses of enrollments and facilities. Budget Office coordinates staffing and facility changes.	New instructional spaces open.	Small projects are completed.

Table A-3 2020/21 Portable Use Summary of Actual Schedule

School	Type		Use: Site Visit											
	Wood	Metal	Security/Office/General	Reg Core Instr.	ESE Core Instr.	Other Instr.	Lab	Therapies	Storage	PE	PTO/Community	Vacant	Project	Student Stations
Alta Vista	0	2	0	0	0	0	1	0	0	0	1	0	0	0
Ashton	1	35	0	21	3	4	0	3	1	1	1	1	0	387
Cranberry	0	11	0	3	0	1	0	4	0	0	0	3	0	54
Emma E. Booker	0	11	1	0	0	5	1	2	0	0	2	0	0	0
Englewood	0	5	0	2	0	0	0	1	0	1	0	0	0	36
Garden	6	12	1	9	3	3	0	0	1	1	0	0	0	228
Glenallen	0	3	0	0	0	2	1	0	0	0	0	0	0	0
Gocio	7	13	1	6	2	5	2	2	0	0	1	0	0	144
Heron Creek	1	0	0	0	0	0	0	0	1	0	0	0	0	0
Lakeview	0	15	0	7	2	0	1	2	1	0	0	0	0	184
Lamarque	1	5	0	0	0	0	1	1	1	2	1	0	0	0
Laurel-Nokomis	5	6	0	4	2	2	0	0	0	1	0	3	0	100
McIntosh	3	0	0	0	0	1	0	0	0	0	0	2	0	22
North Port High	0	3	0	0	0	0	0	0	0	0	0	0	0	0
Oak Park	0	6	0	0	4	0	2	0	0	0	0	1	1	20
Pine View	3	40	1	36	1	2	0	0	0	0	2	1	0	899
Sarasota High	0	4	0	0	0	1	0	0	0	2	0	1	0	75
Sarasota Middle	0	8	0	1	0	4	0	2	0	0	0	1	0	110
Southside	0	4	0	0	0	2	1	0	0	1	0	0	0	0
Tatum Ridge	0	1	0	0	0	0	0	0	0	0	1	0	0	0
Taylor Ranch	4	6	1	5	0	1	0	2	0	0	1	0	0	88
Toledo Blade	3	5	0	4	0	1	0	3	0	1	0	0	0	72
Tuttle	0	7	0	6	0	1	0	0	0	0	0	0	0	108
Venice Elementary	4	0	0	0	0	0	0	0	2	0	0	1	0	0
Venice High	0	6	0	4	0	0	0	0	0	0	0	2	0	100
Venice Midde	0	8	1	0	0	3	3	1	0	0	0	0	0	0
Totals	31	137	4	73	11	23	10	13	5	7	6	12	1	1922

Table A-3 2020/21 Portable Use Summary of FISH Schedule

School	Type		Use: FISH										
	Wood	Metal	Security/Office/General	Reg Core Instr.	ESE Core Instr.	Other Instr.	Lab	Therapies	Storage	PE	PTO/Community	Vacant	Student Stations
Alta Vista	0	2	2	0	0	0	0	0	0	0	0	0	0
Ashton	1	35	0	15	11	2	0	0	2	1	0	0	383
Cranberry	0	11	0	9	2	0	0	0	0	0	0	0	196
Emma E. Booker	0	11	1	7	3	0	0	0	0	0	0	0	231
Englewood	0	5	0	3	0	0	0	0	0	1	0	0	54
Garden	6	12	1	12	2	0	1	1	1	0	0	0	269
Glenallen	0	3	0	3	0	0	0	0	0	0	0	0	54
Gocio	7	13	0	16	3	0	1	0	0	0	0	0	347
Heron Creek	1	0	0	1	0	0	0	0	0	0	0	0	22
Lakeview	0	15	0	13	0	0	0	0	0	0	0	0	284
Lamarque	1	5	0	6	0	0	0	0	0	0	0	0	132
Laurel-Nokomis	5	6	1	8	0	0	2	0	0	0	0	0	183
McIntosh	3	0	0	2	0	1	0	0	0	0	0	0	66
North Port High	0	3	1	2	0	0	0	0	0	0	0	0	50
Oak Park	0	6	0	0	6	0	0	0	0	0	0	0	60
Pine View	3	40	3	27	8	1	4	0	0	0	0	0	766
Sarasota High	0	4	0	4	0	0	0	0	0	0	0	0	100
Sarasota Middle	0	8	0	5	3	0	0	0	0	0	0	0	147
Southside	0	4	0	0	4	0	0	0	0	0	0	0	47
Tatum Ridge	0	1	0	1	0	0	0	0	0	0	0	0	28
Taylor Ranch	4	6	0	6	3	0	0	0	0	0	0	0	177
Toledo Blade	3	5	0	6	1	0	1	0	0	0	0	0	149
Tuttle	0	7	1	6	1	0	0	0	0	0	0	0	118
Venice Elementary	4	0	0	1	0	3	0	0	0	0	0	0	18
Venice High	0	6	0	2	4	0	0	0	0	0	0	0	100
Venice Midde	0	8	0	8	0	0	0	0	0	0	0	0	242
Totals	31	137	6	114	33	5	8	0	0	0	0	0	4223

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, 2016 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, and 2017.

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 1st. 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.

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.