



17/18 Five-year Capital Improvement Plan



THE SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA

Ms. Caroline Zucker, Chair – District 2

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Ms. Jane Goodwin – District 5

Mr. Todd Bowden, PhD, Superintendent of Schools

Scott Lempe, Chief Operating Officer

Kathie Ebaugh, AICP, Director of Planning

Micki Ryan, Senior Planner

Diane Cominotti, 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: Conclusion and Appendixes.....	Page 59
1. Capital Planning Process	
2. Condition Assessment Tools	
3. School Planning State Regulatory Framework	
4. Glossary	



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 35,000 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. 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 2017/18 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 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.

2017/18 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 the tools (facility condition, area population, school capacity) used to implement these goals in the Five-year CIP.

Condition Assessment

The Board’s capital improvement goals are objectively applied to each school facility through the use of a Capital Projects Matrix applied at the campus level and a Facilities Condition Index applied at the building level (Tables 1 and 2). These planning tools enable staff to quantify whether a capital project accomplishes the Board’s goals by assisting with the physical evaluation of proposed capital projects. The Matrix and FCI help determine which facilities need major repairs, expansion, or improvements by assessing issues related to a school facility’s capacity, age, condition, cost of maintenance and repairs, and level of security. Facilities that have high Matrix or FCI numbers provide the impetus for further evaluating whether such projects should receive CIP funding. If you look at a previous years’ Matrix (Appendix 2), you will see that these documents have driven the CIP program with improvements made to Venice High School, Booker High School, and STC-Main Campus. As a result of the evaluation of the current documents, specific projects that have been deemed to achieve the Board’s planning goals and have been placed on this year’s CIP include: Brentwood Elementary cafeteria and campus refresh, Venice Middle School HVAC and campus refresh, Pine View classroom wing and core capacity expansion, and Englewood Elementary classroom wing.

Table 1: Capital Projects Matrix—Top 10 Assessment

School	Signif Capacity Needs	Duration of Over- Capacity	Projected 5-Year Core Status	Cost of Maint. Projects	Utility Costs	Past 5 Years' Capital Invest	Facility Condition Index	2016 Security CPTED Analysis	2016 Total
Pine View	2	3	9	20	6	6	16	15	77
Venice MS	2	0	0	20	4	10	12	15	63
Brentwood	0	0	0	20	4	10	20	0	54
Lakeview	3	5	6	0	8	8	8	15	53
Fruitville	2	5	6	10	6	8	4	10	51
Gocio	4	5	12	5	6	8	8	0	48
Englewood	1	0	3	15	6	10	12	0	47
Sarasota HS	1	0	0	10	4	0	12	20	47
Taylor Ranch	2	4	0	0	8	10	0	15	39
Ashton	2	5	9	0	8	10	4	0	38
Cranberry	2	3	6	0	6	10	4	5	36
North Port HS	1	0	0	0	4	8	8	15	36
Garden	3	5	9	0	6	8	4	0	35
Southside	1	0	9	0	6	10	8	0	34
E E Booker	2	0	0	0	6	10	4	10	32
Heron Creek	1	0	0	0	4	8	4	15	32
SCTI-Fire Acdmy		3	0	0	0	10	4	15	32
Brookside	0	0	0	0	4	8	4	15	31
Oak Park		0	0	0	8	8	0	15	31

It is important to note that of the schools that ranked in the top 10, seven of them either have projects that are funded or are proposed to be funded through the 2017/2018 Five-year CIP—Pine View (Ranked 1), Venice Middle School (Ranked 2), Brentwood Elementary (Ranked 3), and Englewood Elementary (Ranked 7). Additionally, Lakeview Elementary (Ranked 4), Ashton Elementary (Ranked 10), and Taylor Ranch Elementary (Ranked 9) are all in locations being monitored for new future elementary school sites, which would help address current and future enrollment needs at these schools through new permanent school facilities. Additionally, Fruitville Elementary (Ranked 5), opened a new 14 classroom wing at the beginning of the 2016/17 school year.

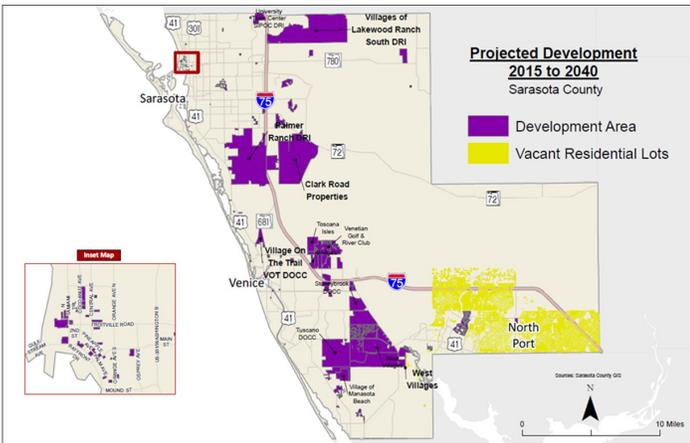
Table 2: Facilities Condition Index (FCI)

Site Code	Site Name	Building Code	Deficiency Cost	Replacement Cost	FCI	Building Notes
036	McIntosh Agriculture	036-15	342,286	476,989	72	
051	Emma E Booker	051-11	87,368	216,979	40	security house
021	Southside Elementary	021-05	40,280	104,025	39	Media center
013	Brentwood Elementary	013-12	11,731	37,025	32	small out building
015	Englewood Elementary	015-04	273,056	909,800	30	funded project
001	Alta Vista Elementary	001-05	1,157,840	3,982,895	29	main office
047	Venice Middle	047-04	224,839	797,535	28	funded project
005	Sarasota High	005-15	590,414	2,134,819	28	Auditorium
036	McIntosh Agriculture	036-16	31,672	123,927	26	
034	Ashton Elementary	034-07	4,615	17,420	26	electrical vault building
005	Sarasota High	005-18	86,440	346,694	25	Small building
004	Pine View	004-01	377,564	1,604,899	24	funded project
021	Southside Elementary	021-01	1,286,722	5,567,402	23	main building
015	Englewood Elementary	015-06	437,590	1,929,017	23	funded project
005	Sarasota High	005-19	568,324	2,448,809	23	old gym east campus
047	Venice Middle	047-03	563,793	2,585,071	22	funded project
015	Englewood Elementary	015-05	177,899	814,414	22	funded project
013	Brentwood Elementary	013-11	9,985	46,020	22	funded project
004	Pine View	004-04	317,146	1,417,313	22	funded project
004	Pine View	004-02	308,186	1,378,872	22	funded project
047	Venice Middle	047-05	240,488	1,135,249	21	funded project
047	Venice Middle	047-02	558,821	2,709,153	21	funded project
025	Gocio Elementary	025-02	476,791	2,346,005	20	campus master plan
013	Brentwood Elementary	013-07	133,674	680,163	20	funded project
016	Fruitville Elementary	016-04	2,947	16,442	18	small electrical building
007	Sarasota High	007-08	97,534	550,174	18	custodial offices
004	Pine View	004-03	216,626	1,180,490	18	funded project
035	Garden Elementary	035-01	1,367,590	8,141,228	17	main building
007	Sarasota High	007-06	372,754	2,219,636	17	funded project
004	Pine View	004-06	274,982	1,595,107	17	funded project
027	Wilkinson Elementary	027-08	14,231	89,301	16	outdoor theatre
022	Tuttle Elementary	022-16	2,446	16,410	15	electrical vault
013	Brentwood Elementary	013-17	899	6,200	15	funded project
049	Lakeview Elementary	049-01	1,541,396	10,717,467	14	main building
013	Brentwood Elementary	013-04	346,729	2,518,156	14	funded project
013	Brentwood Elementary	013-05	506,711	4,016,043	13	funded project
004	Pine View	004-11	280,445	2,081,296	13	funded project
051	Emma E Booker	051-02	77,332	645,082	12	main office
022	Tuttle Elementary	022-11	115,943	987,835	12	media warehouse
016	Fruitville Elementary	016-08	299,691	2,525,195	12	current project
013	Brentwood Elementary	013-06	387,669	3,255,300	12	funded project
013	Brentwood Elementary	013-01	408,795	3,350,516	12	funded project
004	Pine View	004-07	295,411	2,497,878	12	funded project

School Capacity Data and Demographics

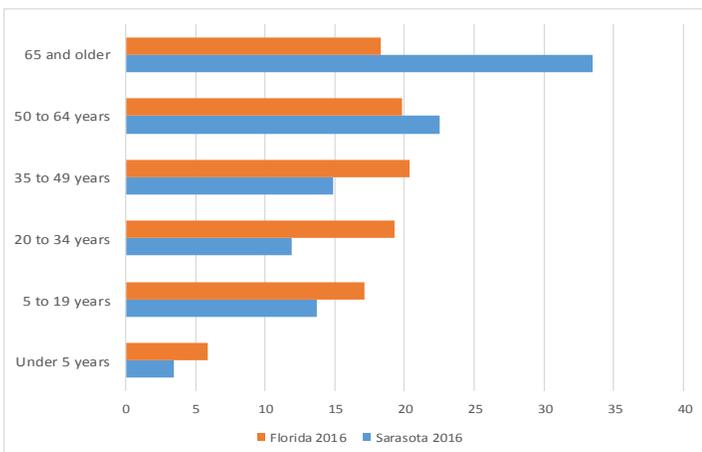
According to the Bureau of Economic Business Research, Sarasota County has approximately 400,000 full-time residents—an increase of 7.2% since 2010. With an average of 14 new residents per day, the County is expected to grow to over 420,000 full time residents by 2020, to 464,000 residents by 2030, and nearly 500,000 residents by 2040—an additional 100,000 people in 25 years. As highlighted on Map 1, this growth will predominantly occur in five areas — Lakewood Ranch/Fruitville Road, Palmer Ranch/Clark Road, Laurel/Border Roads, West Villages/River Road, and North Port vested lots.

Map 1: Sarasota County Projected Development



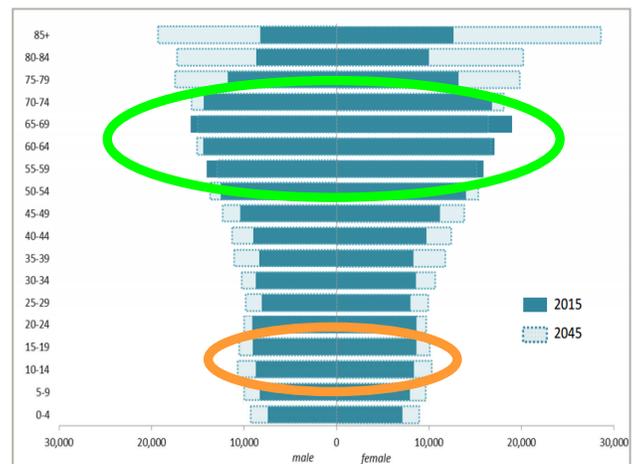
However, even as Sarasota County grows, the community the largest segment of the population continues to be older, retirees—with a median age of 53.5, 33.5% population over 65, only 15% of the population under 18, and less than half the population in the workforce. Figures 1 and 2 shows that Sarasota County residents age 55 and older is expected to be greater than school age children 5-19. The County’s population is reflected in Sarasota County Schools’ single-family student generation rate of 0.228 school students per single family dwelling unit, which is fifth lowest in the State of Florida.

Figure 1: Age Distribution Sarasota County– State of Florida



Source: US Census

Figure 2: Age Distribution 2015-2045

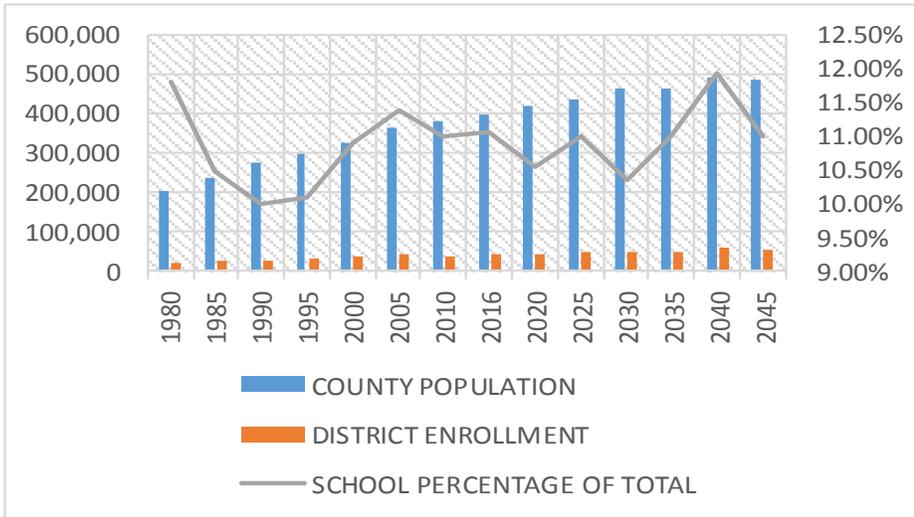


Source: Sarasota County, BEBR

School Growth in Sarasota County

Even though the population is predominantly older and Sarasota County Schools does 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 11% of the County’s overall residential population (Figure 3). Thus the District’s Budget Office projects that growth of the County will increase traditional public schools enrollment by 2,000 in the next five-years while adding another 1,000 students to charter schools.

Figure 3: Sarasota County Growth: Residents — Students



Source: US Census

The following charters show expected five-year growth of traditional public schools and charter schools. Note, the tan bars in the table represent the current and previous school years. The orange represents the 2017/18 CIP execution year, and the light blue represents the 2017/18 CIP Programmed Funding Years.

Figure 4: Traditional Elementary Student Enrolment

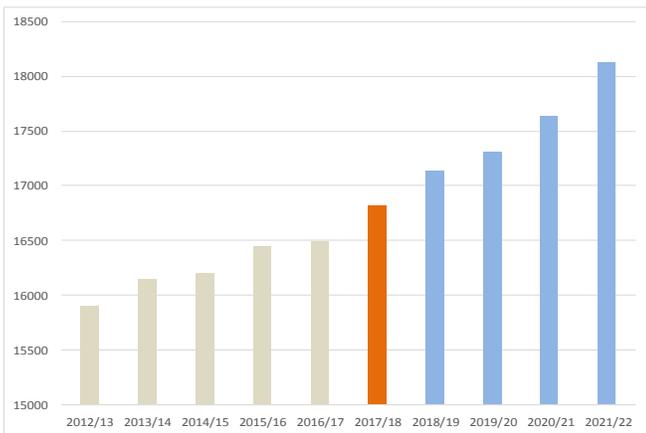


Figure 5: Traditional Middle School Student

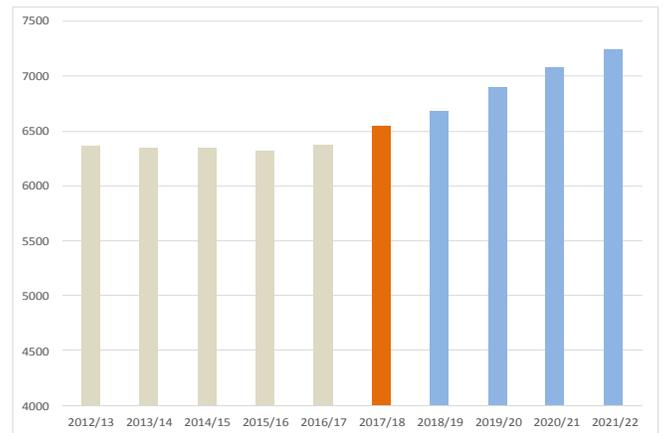


Figure 6: Traditional HS Student Enrollment

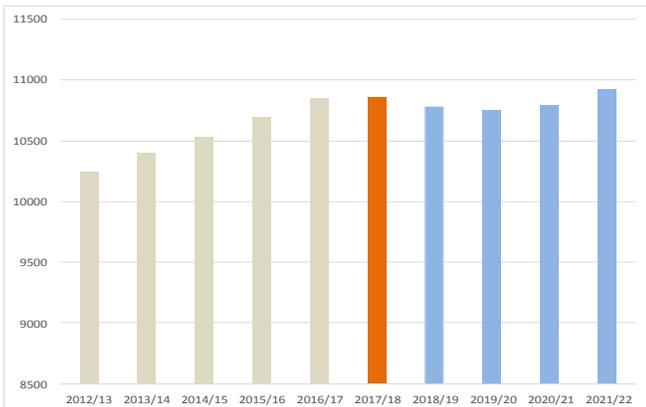
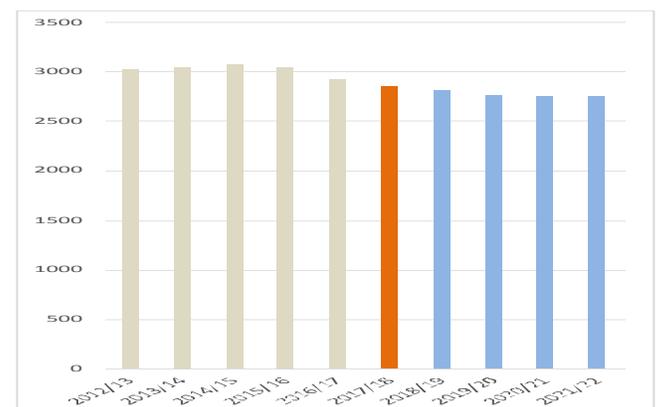


Figure 7: Traditional Special School Student Enrollment



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

Figure 8: Traditional Public K—12 Student Enrollment

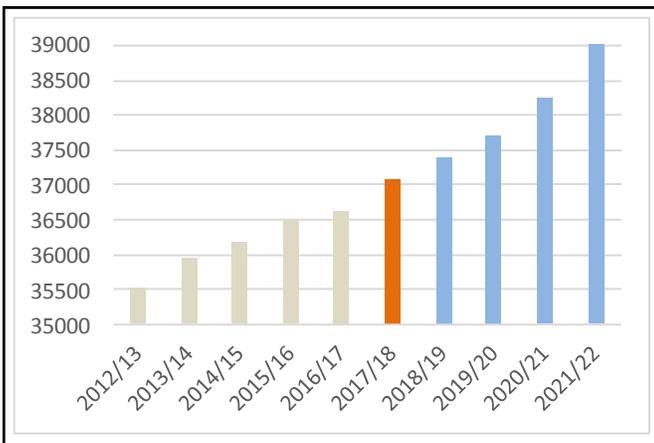
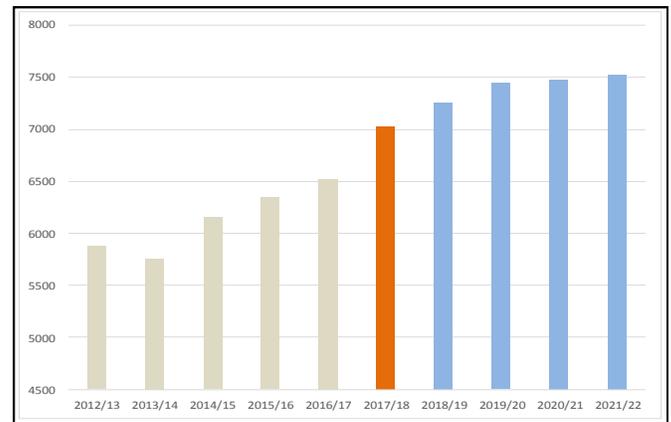


Figure 9: Charter School Student Enrollment



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.

Level of Service Standard: Sarasota County Schools education level of service standard is based on the use of permanent program student stations, as portable stations are to be used to meet temporary fluctuations in enrollment. The School Board’s current level of service standards (LOS) are based on permanent program capacity. Permanent Program Capacity measures the actual use of permanent stations at each school, accounting for inability to use all of the stations at all times due to scheduling, testing, special needs students, etc. This past year, the Planning Department worked to update the definition and calculation of permanent program capacity based on a study of how schools actually use their facilities. The study established that permanent program capacity should be calculated for the elementary, middle, high school, and special schools as follows:

- *Elementary Schools Adopted LOS:* 105% of Permanent Program Capacity. Permanent Program Capacity = 85% FISH
- *Middle School Adopted LOS:* 100% of Permanent Program Capacity. Permanent Program Capacity = 90% FISH
- *High School Adopted LOS:* 100% of Permanent Program Capacity. Permanent Program Capacity = 95% FISH
- *Special Schools Adopted LOS:* 100% of Permanent Program Capacity. Permanent Program Capacity = 90% FISH

The difference in FISH (Florida Inventory of Schools Houses) utilization between elementary, middle, and high school levels is due to the fact the program capacity measures actual use and reflects loss of space due to testing labs, special purpose classrooms, and other activities that prevent schools from being able to use a portion of their student stations.

Capacity Table: The District’s current inventory of traditional schools, permanent FISH capacity, permanent program capacity, and available capacity for 2016/17 and projected capacity for 2017/18 are presented in Table 3. A few items to note regarding the data:

- *Laurel Nokomis:* The Planning Department is working with the DOE to complete a utilization study and spot survey in order to adjust the FISH numbers. Elementary school component is based on 60% of the total capacity and middle school component is based on 40% of capacity.
- *Emma Booker and other Title 1 Schools:* The Planning Department is working with the DOE to complete a utilization study and spot survey in order to adjust the FISH numbers.
- *Special Schools are Pine View, Oak Park, Suncoast Polytechnical:* Do not have an attendance zone – provides service countywide and therefore are not included within the overall capacity for schools by level.
- *Middle school and High School Levels:* Do not include the Englewood community south of Manasota Beach Road as those areas are districted to Charlotte County School District

Table 3: Sarasota School Inventory and Projected Capacity

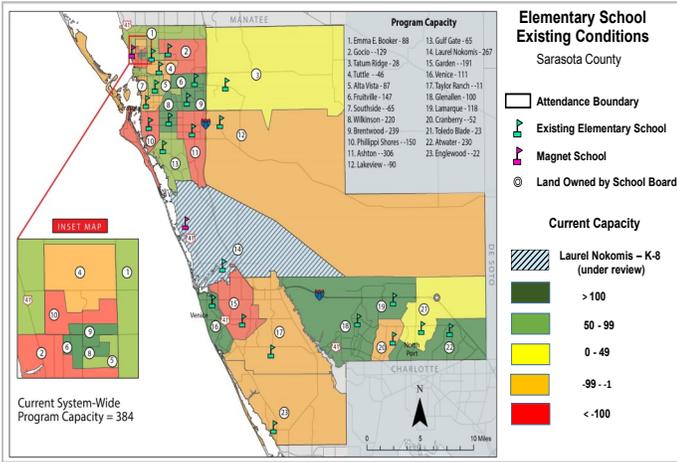
School Name	Permanent Capacity		2016/17 Enrollment		17/18 Projections		Five-Year 21/22 Projections	
	DOE FISH	Adopted LOS Standard	Enrollment	Available Capacity	Projection	Available Capacity	Projection	Available Capacity
Elementary School Capacity								
Adopted LOS: 105% of Permanent Program Capacity.								
Permanent Program Capacity: 85% FISH								
Alta Vista	848	757	661	96	674	83	758	-1
Ashton	734	655	934	-279	961	-306	1,180	-525
Atwater	1,028	917	696	221	687	230	749	169
Bayhaven	664	593	603	-10	603	-10	600	-7
Brentwood	1,043	931	695	236	692	239	707	223
Cranberry	761	679	745	-66	731	-52	710	-31
Emma E Booker	746	666	551	115	578	88	631	35
Englewood	644	575	581	-6	597	-22	658	-83
Fruitville	985	879	743	136	732	147	698	181
Garden	482	430	604	-174	621	-191	713	-282
Glenallen	930	830	703	127	738	92	820	10
Gocio	584	521	646	-125	650	-129	646	-125
Gulf Gate	913	815	730	85	750	65	816	-1
Lakeview	594	530	599	-69	620	-90	761	-231
Lamarque	1,069	954	810	144	836	118	923	31
Laurel Nokomis	998	891	691	199	738	153	869	21
Phillippi Shores	731	652	804	-152	802	-150	801	-149
Southside	826	737	787	-50	802	-65	804	-66
Tatum Ridge	779	695	673	22	667	28	763	-68
Taylor Ranch	781	697	694	3	743	-46	918	-221
Toledo Blade	853	761	720	41	738	23	760	1
Tuttle	849	758	772	-14	804	-46	766	-8
Venice	766	684	576	108	573	111	518	166
Wilkinson	786	702	474	228	482	220	557	144
Totals	19,394	17,309	16,492	817	16,819	490	18,128	-819

Table 3: Sarasota School Inventory and Projected Capacity

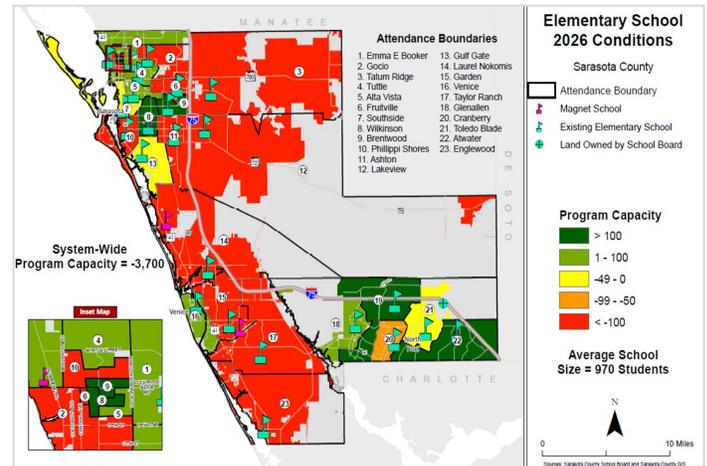
School Name	Permanent Capacity		2016/17 Enrollment		17/18 Projections		Five-Year 21/22 Projections	
	DOE FISH	LOS Standard	Enrollment	Available Capacity	Projection	Available Capacity	Projection	Available Capacity
Middle School								
Adopted LOS: 100% of Permanent Program Capacity.								
Permanent Program Capacity: 90% FISH								
Booker MS	1,819	1,637	798	839	805	832	852	785
Brookside MS	1,484	1,336	800	536	795	541	876	460
Heron Creek MS	1,531	1,378	877	501	884	494	1,038	340
McIntosh MS	1,235	1,112	699	413	738	374	827	284
Laurel Nokomis	665	599	461	138	492	107	580	19
Sarasota MS	1,389	1,250	1,292	-42	1,315	-65	1,406	-156
Venice MS	1,120	1,008	628	380	677	331	776	232
Woodland MS	1,410	1,269	821	448	842	427	887	382
Totals	10,653	9,588	6,376	3,212	6,548	3,040	7,243	2,345
High School Available								
Adopted LOS: 100% of Permanent Program Capacity.								
Permanent Program Capacity: 95% FISH								
Booker HS	1,535	1,458	1,210	248	1,253	205	1,382	76
North Port HS	2,842	2,700	2,300	400	2,282	418	2,268	432
Riverview HS	2,646	2,514	2,547	-33	2,531	-17	2,526	-13
Sarasota HS	2,375	2,256	2,128	128	2,120	136	2,035	222
Venice HS	2,096	1,991	2,087	-96	2,099	-108	2,180	-189
Totals	11,494	10,919	10,272	647	10,285	634	10,391	528
Available Special Schools								
Adopted LOS: 100% of Permanent Program Capacity.								
Permanent Program Capacity: 90% FISH								
Oak Park	606	545	308	237	309	236	317	228
Pine View	1,668	1,501	2,051	-550	1,965	-464	1,902	-401
Suncoast Poly	606	545	567	-22	574	-29	533	12
Totals	2,880	2,592	2,926	-334	2,848	-256	2,752	-160
Grand Totals	44,421	40,408	36,066	4,342	36,500	3,908	38,514	1,894

Capacity Maps: The following set of maps show the amount of capacity that exists in Sarasota County's elementary, middle, and high schools compared to what will exist in 2026 if no additional school capacity is added to the system. Growth projections for 2026 reflected in the maps are based on: 1) a SGR of 0.228 for single-family homes, 0.063 for multi-family dwelling units, and 0.021 for mobile homes and 2) population increases to approximately 440,000 people as projected by BEBR medium estimates. Please note the Laurel-Nokomis is shaded in the color grey because of the utilization study and spot survey efforts mentioned in the table above. These projection maps are intended for planning purposes only as final capital planning decisions will be made according to the actual student enrollment demands and growth needs.

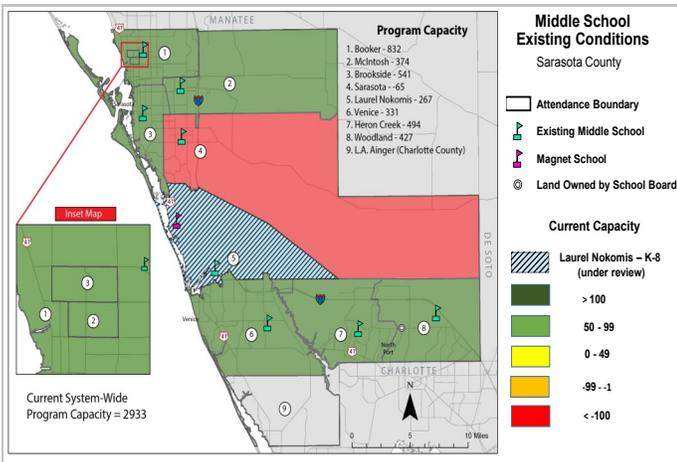
Map 2: Elementary School 2016/17 Available Capacity.



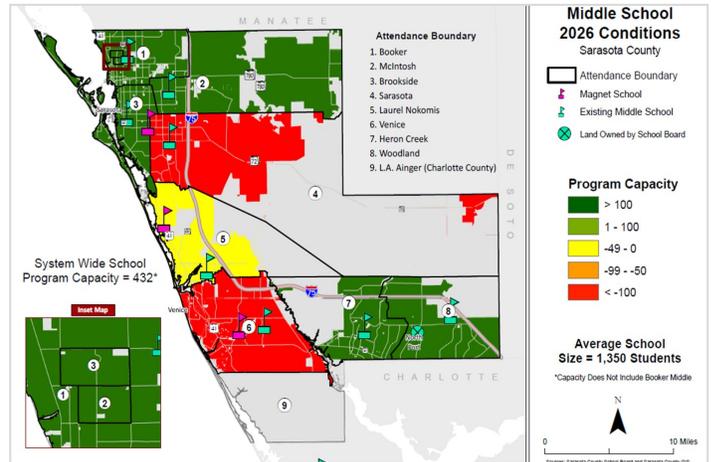
Map 3: Elementary School 2026 Projected Conditions.



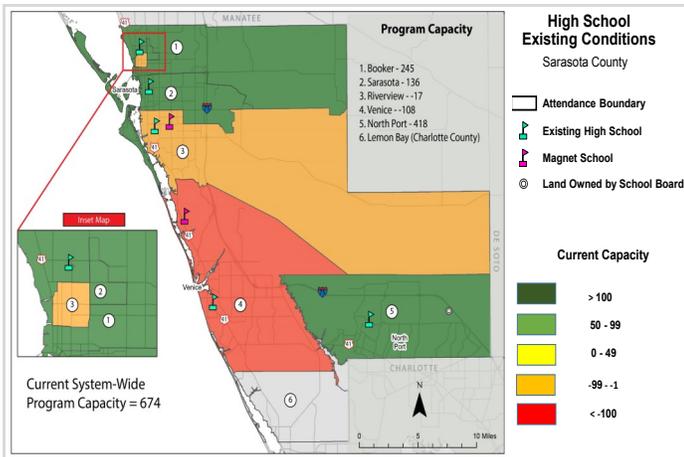
Map 4: Middle School 2016/17 Available Capacity.



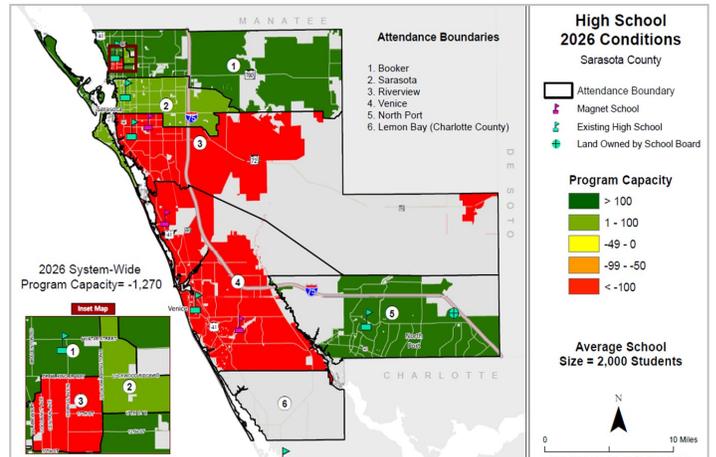
Map 5: Middle School Current Available



Map 6: High School 2016/17 Available Capacity.



Map 7: High School Current Available



Summary

The citizens of Sarasota County demand exceptional educational services. Sarasota County Schools meet this demand by adopting a Five-year Capital Improvement Plan (CIP) that: 1) establishes planning goals and strategies, 2) assesses the condition of existing school facilities and capital resources, 3) evaluates current student needs and future enrollment demands, and 4) prioritizes capital improvement projects for funding through the capital budget.



Chapter 2: Goals and Objectives

Strategies for Achieving Educational Excellence

Introduction

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. As a result of this set of goals and objectives, the District establishes 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 2017/18 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 April Board Work Session for projects to be completed as part of the 2017/18 Five-year CIP. Emergencies, funding, and other issues 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 in order 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-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 2017/18 CIP as well as those planned for the following four years—2018/19, 2019/20, 2020/21, and 2021/22—to implement Goal 1.

Projects Scheduled for Funding Starting in 2017/18:

- High School Site Purchase, \$10,000,000 total CIP budget
- North Port STC Phase 1, \$19,359,156 total CIP budget

Projects Planned for Funding in the Following Four Years:

- Elementary School J, \$30,000,000 total CIP budget
- Elementary Site Purchase, \$3,000,000 ,
- Pine View Classroom Wing, \$20,000,000 total CIP budget
- Venice High Classroom Wing, \$10,000,000 total CIP budget
- Venice Middle, Field Partnership, \$1,000,000 total planned for 2019/20

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 2017/18 CIP as well as those planned for the following four years—2018/19, 2019/20, 2020/21, and 2021/22—to implement Goal 2.

Projects Scheduled for Funding Starting in 2017/18:

- Brentwood Renovation/Cafeteria, \$12,800,000 total CIP budget
- Booker High VPA, \$1,500,000
- Emma E Booker Campus Upgrade \$4,065,000 total CIP budget
- High School Rubber Track, \$1,220,000 total CIP budget
- PE Restrooms, \$1,000,000 total CIP budget
- Pine View Science Lab, \$3,000,000
- Campus Parking and Pick-up/Drop-off Loops, \$750,000
- Oak Park Front Office and Entranceway, \$325,000 total CIP budget
- Venice Middle School HVAC – \$12,500,000 total CIP budget

Projects Planned to be Funded in the Next Four Years:

- Bay Haven Building 4, \$250,000, planned for 2017/18 total planned over four years
- Covered Walkways, \$1,000,000 total CIP budget
- Englewood Building 6 Renovation/Rebuild, \$4,200,000, planned for 2018/19
- North Port High HVAC/Science Wing, \$18,000,000 total planned for 2020/21 and 2021/22
- Pine view Core, \$7,000,000, planned for 2020/21. Note: This is a cost estimate and will be adjusted as the project scope is better defined.

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 2017/18 CIP as well as those planned for the following four years—2018/19, 2019/20, 2020/21, and 2021/22—to implement Goal 3.

Projects Scheduled for Funding Starting in 2017/18:

- Access Control \$2,500,000 total CIP budget
 - 2017/18: Venice Elementary, Atwater Elementary, Cranberry Elementary, Glenallen Elementary, Lamarque Elementary
- Single Point of Entries, \$5,700,000 total CIP budget
 - 2017/18: Venice Elementary, Lakeview Elementary, Booker Middle, Sarasota Middle, Laurel Nokomis
- Fencing, \$6,000,000 total CIP budget
 - 2017/18: Lakeview Elementary, Gulf Gate Elementary, Taylor Ranch Elementary, Glenallen Elementary, Brookside Middle Sarasota Middle, Laurel Nokomis

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 system 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 whiteboards/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 2017/18 CIP as well as those planned for the following four years—2018/19, 2019/20, 2020/21, and 2021/22—to implement Goal 4.

Projects Scheduled for Funding Starting in 2017/18:

- Career and Technical Education, \$480,000 total CIP budget
- Classrooms of Tomorrow, \$1,250,000 total CIP budget
- Flexible Assessment Space and Devices. 900,000 total CIP budget
- TEL Labs \$500,000 total CIP budget

Projects Planned to be Funded in the Next Four Years:

- Data Transmission Alternatives, \$10,000,000 total planned for 2020/21 and 2021/22

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 on 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.



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 facility improvements, 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 2017/18 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

- **Capacity Demands from Growth:** Growth in Sarasota County remains strong as many local governments are experiencing higher than ever permitting. Indeed, in 2016, West Villages had the fourth highest number of homes sales within a planned development in the county. As discussed in the capacity section, 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 2017/18 Five-year CIP plans for the construction of a new elementary school, new 400 student station high school wing at Venice High, and purchase of elementary and high school sites. 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.
- **Elementary Campus Space Utilization:** In the past year, the Planning Department conducted a space utilization study of all schools in the District. The findings at the Elementary level showed that campus utilization rates varied depending on educational program needs. The utilization rate range was from a low of 70% at Wilkinson Elementary to a high of 105% at Phillippi Shores Elementary. The different program needs were based, in large part, on varied demands for non classroom instruction spaces (e.g.: resource spaces, speech-language instruction, and other ESE uses) and the design of older campuses. In order to address this issues, the 2017/18 Five-year CIP proposes to expand the study in order to accomplish: 1) the master planning of older campuses starting with Emma Booker, 2) the evaluation of non classroom instruction space needs and 3) determination of opportunities for retrofitting existing spaces for such programs.
- **Future School Sites:** The School District only has 5 undeveloped school sites — an elementary school site in Lakewood Ranch as well as two elementary, one middle school, and one high school sites in North Port. Additionally, we are the in process of purchasing a new school site from Palmer Ranch. However, there will be a need for a new high school in east-central Sarasota County and elementary school at a site to be determined. In order to address this need, the proposed 2017/18 Five-year CIP proposes to purchase a new elementary school sites and one new high school site. Staff is also working with developers to secure other sites as part of their development processes.
- **Laurel-Nokomis Spot Survey:** Another finding from the space utilization study was that the student stations being reported through FISH for Laurel-Nokomis School is overstated. This is due to program changes that have occurred on the campus over the years which have never been updated in the state inventory of school houses. As the District prepares for the development of Elementary School J, this issue needs to be addressed in order to ensure that the state will recognize how much Sarasota County Schools are overcapacity at the elementary level and give approval to the construction of the new school. Planning staff is currently working with the Florida Department of Education to develop a strategy through which a spot survey can be completed in order to correct this issue.

- Portable Capacity: Over the last decade, the District has significantly reduced its reliance on relocatable classrooms at the same time we are using portables for 1) swing space on campus refresh projects at campuses including Pine View and Venice Middle; 2) address growth and school enrollment needs at campuses including Ashton, Garden, Laurel-Nokomis, Pine View, and Taylor Ranch; and 3) community-based education resources at campuses such as Emma Booker, Alta Vista, and Gocio. As a result, as of the 2017/18 school year, the District has no spare portables to address growth or educational program demands until the current campus projects at Pine View and Venice Middle are complete and new elementary J school campus is constructed. Therefore, effective immediately, in order for the District to address any additional campus growth or expanded program demands it must purchase or lease new portables.
- Project Scope and Budget Development: One of the challenges in developing an accurate CIP has been developing an accurate project scope and budget. In order to address this issues, over the last year staff studied this process to 1) determine opportunities for improving the CIP project scope and budget development process and 2) ensure that by the time projects are scheduled in year one of the Five-year CIP the scope and budget are well-defined. One of the improvements being made through this effort resulted in an addition to the 2017/18 CIP for project scope development. This line item will enable staff to hire a design-build consultant to cost-out the planned projects in early in the planning process to ensure that the budget number reflected in year one is accurate.
- Construction Implications of HB 7029: Starting on July 1, 2017 HB 7029 will start to influence the scope development and budgets for future campus construction projects by enforcing a maximum cost per student station and levying penalties when those costs are exceeded. As a result, the District may have to reevaluate how it builds schools and, in particular, consider the additional up-front costs of lifecycle improvements (e.g. brick exterior and tile restrooms) as well as the sizes and number of ancillary spaces.
- School Safety and Security: While new designs at campuses including Venice High, Booker High, Atwater, and Lamarque have greatly enhanced the safety and security of these schools, older open campus designs will require expanded perimeter fencing, additional security cameras, redesigned front entry spaces, and improved visitor access control. The proposed 2017/18 Five-year CIP seeks to increase the number of single-point of entry campuses that can be constructed with a goal of having all campuses completed by the end of this Five-year plan.
- Technology Enhancements: Technology in schools is a cornerstone of Sarasota County's education program and is one of the reasons the District is one of the top school districts in Florida. The challenge is that 1) technology is ever changing and upgrading; 2) computer testing models demand that schools find flexible technology spaces that can be used during testing periods; and 3) expansion of school capacity demands that the District's technology programs need to keep up with the pace of growth. In order to address these issues, the 2017/18 Five-year CIP provides for the updating of our Educational Specifications and design standards through an aggressive Technology Plan including flexible IT spaces and new devices; continued funding of the COT, CTE, and TEL programs; active boards/panels; a shortened four-year computer refresh cycle; and improved access to wireless.
- 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. A conservative estimate of an 8% increase for the 2017/18 fiscal year and 6% for the following four years is being forecasted along with sales tax collections increasing by approximately 3%. These factors will increase the capital revenues for 2017/18 by approximately \$6-7 million per year. 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

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

- **Redistricting:** The growth of schools is not impacting all schools at the same rate—and for some schools it is not impacting them at all. In order to ensure that the District utilizes its facilities to their best capacity, 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 on the rise as growth has returned to the County. The question is how many students 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 the growth in the county, enrollment of the schools, and future development projects in order to advise the Board on appropriate growth management actions.
- **Housing Affordability/School Growth:** Economic and enrollment indicators show that the District has entered a period of sustained growth that coincides with a period of growth in the County's residential development market. As has happened in previous periods of residential growth, the price of housing in Sarasota County has also begun to rise faster than median household incomes. Thus, there is a growing questions 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. COFTE and District projections indicate a smaller percentage of students will attend traditional schools. 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. While the 2017/18 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.
- **Debt Capacity:** Debt associated with Phillippi Shores Elementary, Venice High School, and Wilkinson Elementary Schools has been paid off making room available for borrowing should future borrowing be necessary.



Chapter 4: Five-year CIP Projects

Implementing the Goal

Introduction

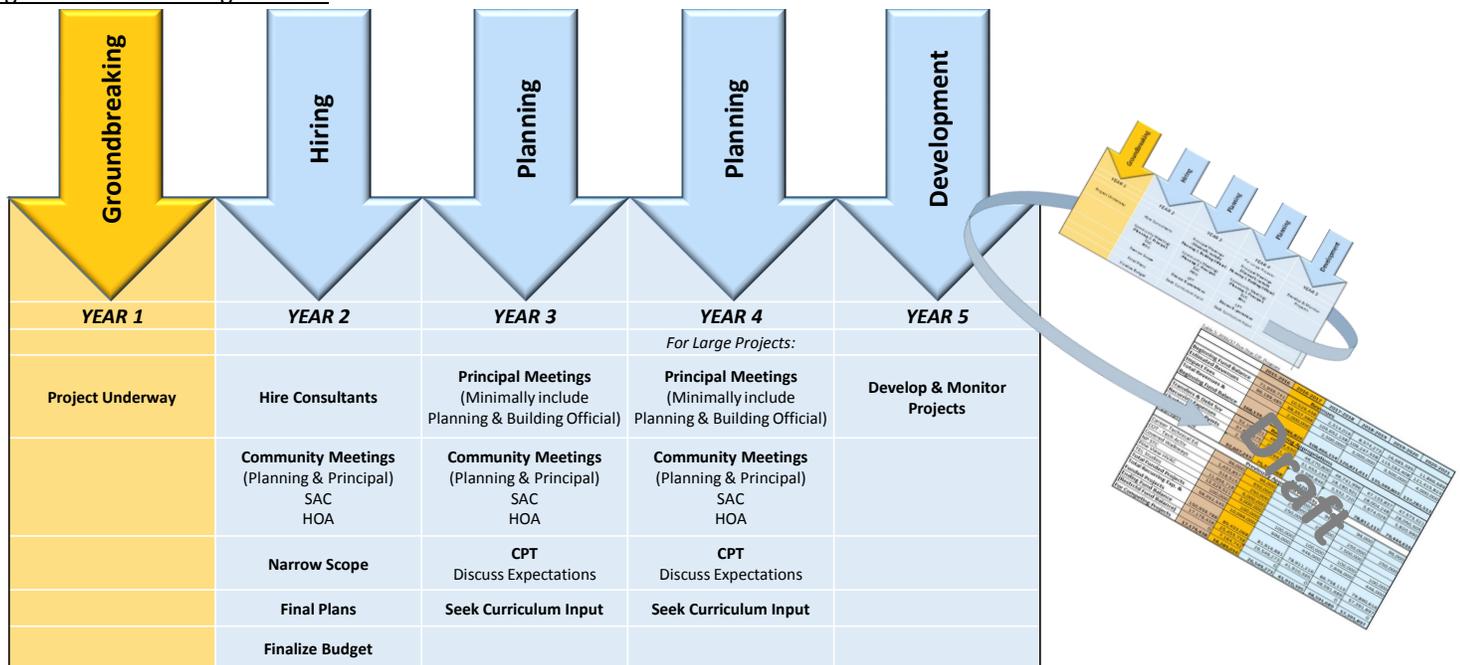
An essential part of the District’s incorporation of the CIP process is the involvement of all stakeholders – School Board members, executive directors and cabinet, principals, instructional staff, support staff, students, parents, and community. Such a process empowers those responsible for the CIP 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 2017/18 SY through the 2021/22 SY. Projects scheduled in first year of the CIP (2017/18) 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 effectiveness of the overall 5-year Capital Program.

Figure 10: CIP Planning Process:



2017/18 Five-year Capital Program

The following 2017/18 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:

- 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 2017/18 CIP budget are included under the heading, *New Projects*;
- Orange colored projects are to be included in the 2017/18 fiscal year capital budget;
- Blue colored projects are programmed for the four outlier years;
- Yellow colored projects have cost project scopes that need to be better defined; and
- This CIP budget is for planning purposes only, the final capital budget will be adopted in the District's annual budget.

Table 4: 2017/18 Five-Year CIP Program

2017/18 Capital Improvement Plan Budget					
	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Revenues					
Begin Fund Balance	13,301,393	10,971,048	30,243,158	26,511,801	25,062,258
Estimated Revenues	106,981,153	112,719,529	118,784,333	125,192,081	131,963,934
Impact Fees	3,500,000	3,600,000	3,700,000	4,000,000	4,000,000
New Debt		30,000,000			
Total Revenues & Begin Fund Balance	123,782,546	157,290,577	152,727,491	155,703,882	161,026,192
Recurring Appropriations					
Transfers & Debt Srv	48,950,857	48,343,676	50,767,208	51,278,304	51,713,000
Recurring Expenses	32,231,112	28,787,909	28,603,356	33,645,067	33,088,052
Charter Schools Pymts	9,143,529	10,523,161	11,789,126	12,822,254	14,046,641
Total Recurring Appropriations	90,325,498	87,654,746	91,159,690	97,745,625	98,847,693
Previously Approved Projects					
Bay Haven Building 4	250,000				
Brentwood Cafeteria, Renovation, Stormwater	6,800,000				
Career Technical Ed.	96,000	96,000	96,000	96,000	96,000
Classroom of Tomorrow	250,000	250,000	250,000	250,000	250,000
Covered Walkways		250,000	250,000	250,000	250,000
Elementary J		15,000,000	15,000,000		
Englewood Building 6		4,200,000			
Pine View Classroom Wing		10,000,000	10,000,000		
Pine View School Core				7,000,000	
School Site Purchases	3,500,000	1,936,673	3,000,000	4,000,000	4,000,000
TEL Studio	100,000	100,000	100,000	100,000	100,000
Venice High Classroom Wing				5,000,000	5,000,000
Venice Middle Campus Refresh	500,000				
Venice Middle Field Facilities		1,000,000			
Total Funded Projects	11,496,000	32,832,673	28,696,000	16,696,000	9,696,000
Total Recurring Exp. & Funded Projects	101,821,498	120,487,419	119,855,690	114,441,625	108,543,693
Ending Fund Balance	21,961,048	36,803,158	32,871,801	41,262,257	52,482,499
Less Sale of Property	-	-	-	-	-
(Restrctd Fnd Balnce)	-	-	-	-	-
For New Projects	21,961,048	36,803,158	32,871,801	41,262,257	52,482,499

Table 4: 2017/18 Five-Year CIP Program

New Projects					
	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Available for Competing Projects	21,961,048	36,803,158	32,871,801	41,262,257	52,482,499
Booker High VPA Theater	1,500,000				
Capital Master Planng	150,000	50,000	50,000	50,000	50,000
Data Transmission Alternatives				5,000,000	5,000,000
Elementary PE Restroom	200,000	200,000	200,000	200,000	200,000
Emma Booker Campus: Master Plan and Upgrade	65,000	2,000,000	2,000,000		
Flexible IT Space &	450,000	450,000	450,000	450,000	450,000
High School Rubber Track	550,000	360,000	160,000		150,000
North Port High Science Wing Renovations				9,000,000	9,000,000
Oak Park Front Office	125,000				
Parking & Pick-Up/ Drop-Off Loops	750,000				
Pine View Science Lab Renovations	3,000,000				
Security: Access Control	500,000	500,000	500,000	500,000	500,000
Security: Fencing	2,000,000	1,500,000	1,500,000	500,000	500,000
Security: Single Point of Entry	1,700,000	1,500,000	1,500,000	500,000	500,000
Total New Projects	10,990,000	6,560,000	6,360,000	16,200,000	16,350,000
Balance	10,971,048	30,243,158	26,511,801	25,062,258	36,132,498
Required Capital Fund Reserve	(7,779,027)	(8,201,117)	(8,647,284)	(9,118,748)	(9,617,079)
Final Balance (Less Reserve)	3,192,021	22,042,041	17,864,517	15,943,510	26,515,419

CIP Project Pages

The following section highlights each of the projects selected for the 2017/18 Five-year CIP. Each project is presented on a separate page in alphabetical order. The intent to use this section to highlight the project's goals, purpose, status, condition, and cost as well as explain which of the Board's goals that project seeks to achieve.

Booker High VPA Theater

CIP PROJECT SUMMARY

Description

Scope:

Upgrade the VPA lights, sound, technology and front of the house features to meet current industry standards and school needs.

Project Status

Planning and design. Construction to commence by Summer '17.

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:

\$1,500,000

CIP Funding Years:

2017/18



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

Planning and design. Construction expected to commence in Fall-Winter 2017.

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 Brentwood Condition Matrix Score is 54. 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

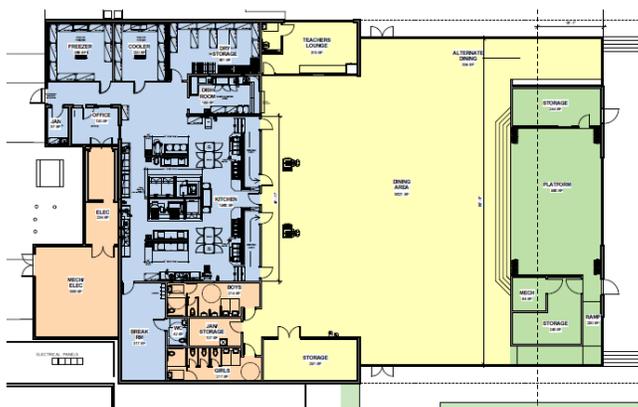
Budget:

\$12,800,000

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

CIP Funding Years:

2016/17 and 2017/18



CIP PROJECT SUMMARY

Description

Scope:

Provide CTE labs and classrooms equipped with technical, robotics, and technology based education for middle and high school students.

Project Status

Classrooms provided at all eight middle schools and five comprehensive high schools in the District.

Assessment

Goal:

Meet Goal 4, Objective 4.2 by providing all middle school students technology-based education for middle and high school students.

Condition:

New and enhanced technology and equipment installation within middle and high school CTE labs and classrooms.

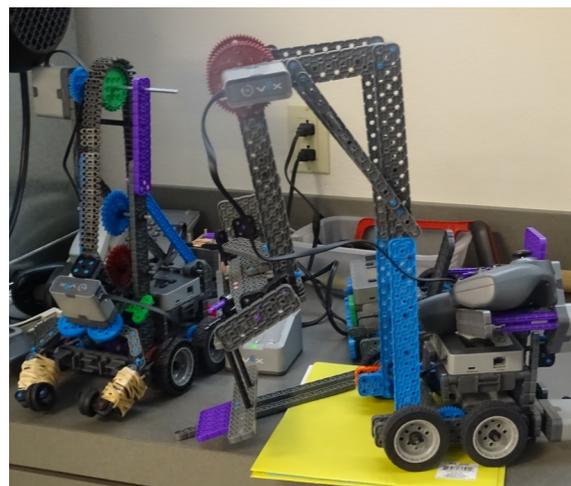
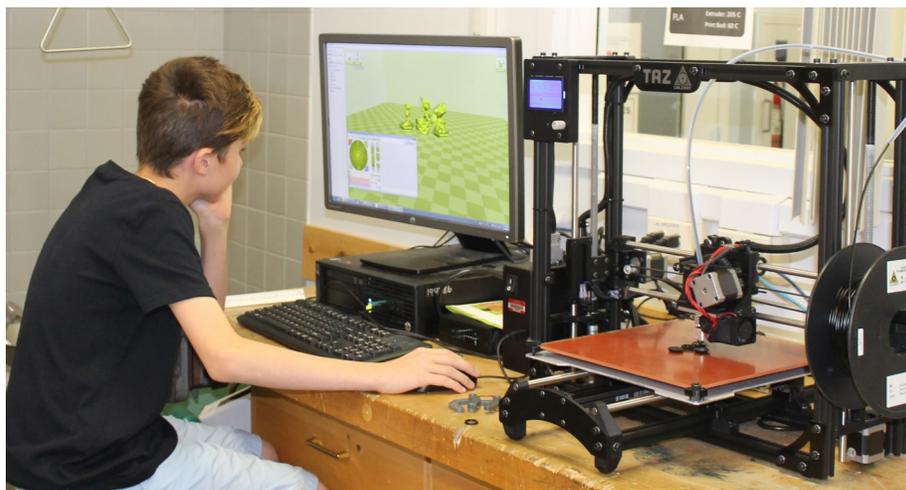
Funding

Budget:

\$96,000 annually;
\$480,000 total in 5 –year CIP

CIP Funding Years:

2017/18; 2018/19; 2019/20;
2020/21; and 2021/22



Capital Master Planning

CIP PROJECT SUMMARY

Description

Scope:

Contract with design-build consultants to assist with confirming project scope and setting final project budgets for out-year projects.

Project Status

Planning and design phase of projects identified in the Five-year CIP. First year projects include Venice High and Pine View classroom wings, Gocio campus use, and Pine View science wing.

Assessment

Goal:

Meet Goal 1, Objective 1.2 by ensuring the proper planning for educational services and programs.

Condition:

Condition of facility will vary depending upon the project being planned.

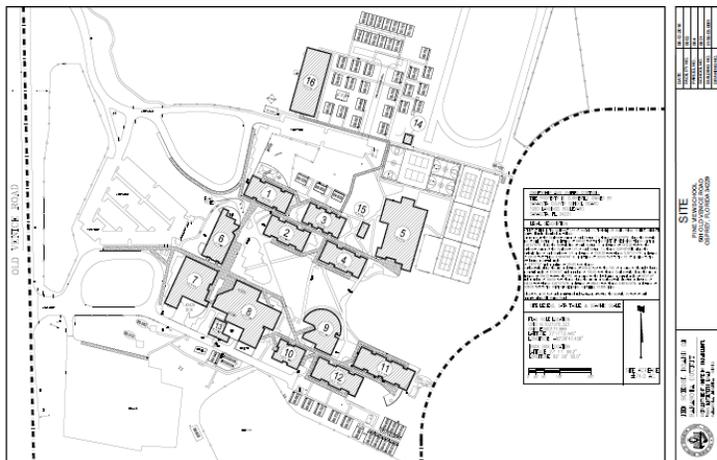
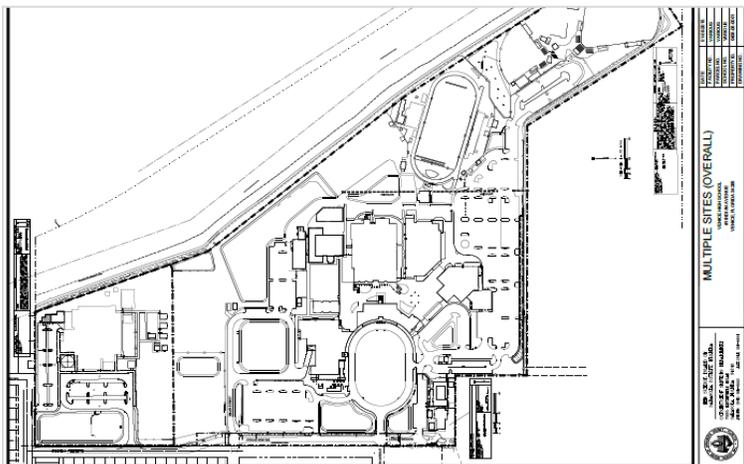
Funding

Budget:

\$150,000 2017/18;
\$350,000 total in Five-year CIP

CIP Funding Years:

All five years: 2017/18 —2021/22



Classrooms of Tomorrow—Tech Active

CIP PROJECT SUMMARY

Description

Scope:

Providing high tech, small group education systems for math, science, language arts, and social studies at all Sarasota County Middle Schools.

Project Status

Project is moving into program management phase. This funding ensures we can accommodate growth and curriculum needs.

Assessment

Goal:

Meet Goal 4, Objective 4.2 by providing all middle school students technology-based education in the core academic programs.

Condition:

New technology installation within middle school core academic classrooms.

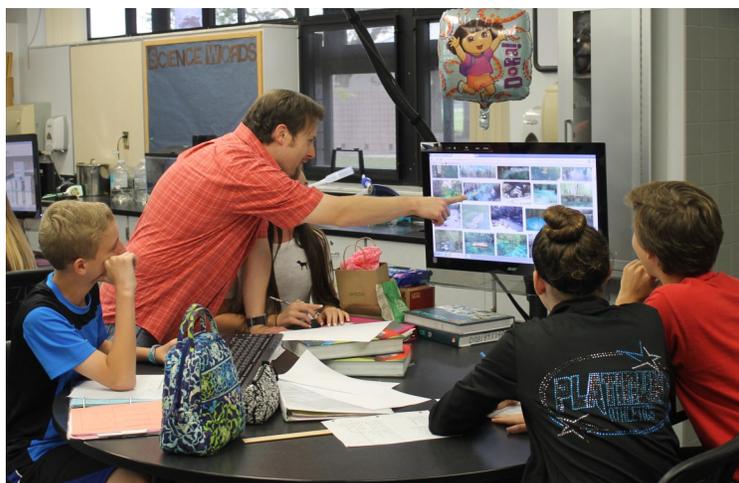
Funding

Budget:

\$250,000 annually;
\$1,250,000 total in Five-year CIP

CIP Funding Years:

All five years: 2017/18—2021/22



Covered Walkways

CIP PROJECT SUMMARY

Description

Scope:

Improve the walking conditions, particularly at the elementary school level, by replacing and installing new covered walkways primarily at bus loops, parent pick-up loops, and near portables.

Project Status

On going campus maintenance project. New campuses are selected on an annual basis. The 2017/18 budget has been moved to address parking and pick-up and drop-off loops.

Assessment

Goal:

Meet Goal 2, Objective 2.2 by providing for the environmental safety of our students through shaded and dry walkway canopies.

Condition:

Varies through the District. Covered walkways needs are assessed on an annual basis.

Funding

Budget:

\$250,000 annually;

\$1,000,0000 total for four years.

- Year 1 funding moved to Parking and Parent/Bus Loops for funding t at Toledo Blade

CIP Funding Years:

2018/19 — 2021/22, four years



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

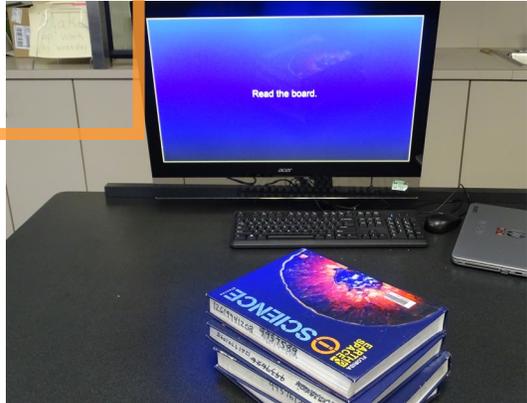
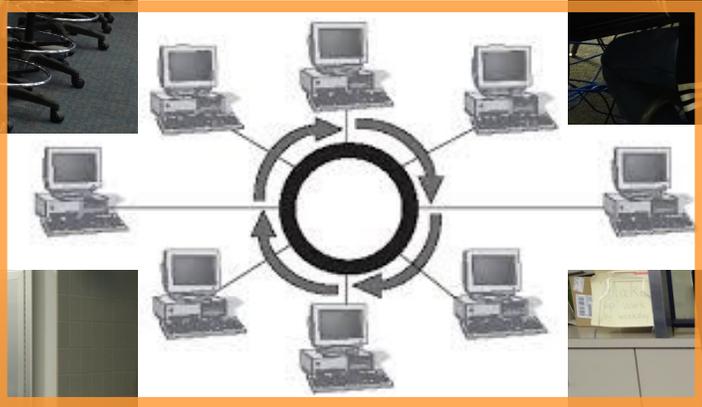
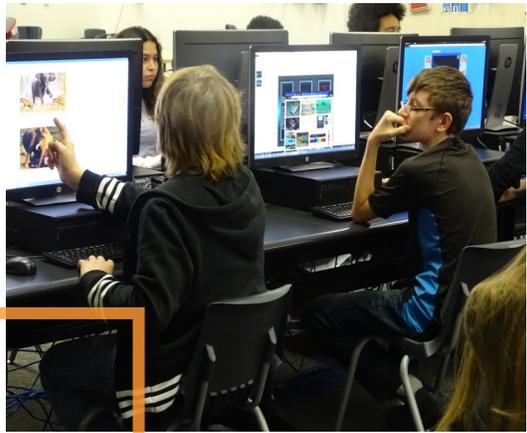
Goal:
Meet Goal 4, Objective 4.1 by provided a technology network infrastructure system that enables all other technology components to work most effectively

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:
2020/21 and 2021/22 — two year planning plan



Elementary J

CIP PROJECT SUMMARY

Description

Scope:
New elementary school in central county to meet the growth demand of Sarasota County .

Project Status
Planning.

Assessment

Goal:
Meet Goal 1, Objectives 1.1 and 1.2 by providing capacity for education students to meet the demands of future development.

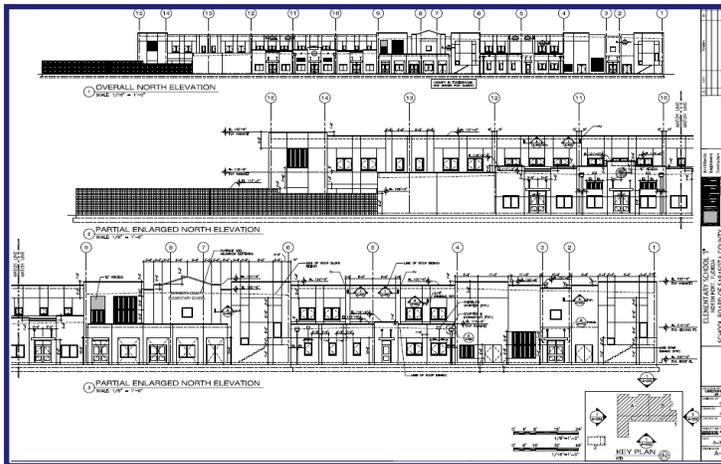
Condition:
New campus. Undeveloped.

Funding

Budget:
\$30,000,000

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

CIP Funding Years:
2018/19 and 2019/20



Elementary PE Bathrooms

CIP PROJECT SUMMARY

Description

Scope:

Construct new PE restrooms that are within visual site of the outside PE areas. This project will ensure all elementary schools have accessible PE restrooms.

Project Status

Constructing PE Bathrooms. Project budget was increased to meet actual cost

Assessment

Goal:

Meet Goal 2, Objective 2.2 and Goal 3 by providing for a well maintained, safe learning environment for all elementary students while attending PE class outside.

Condition:

Student safety concern.

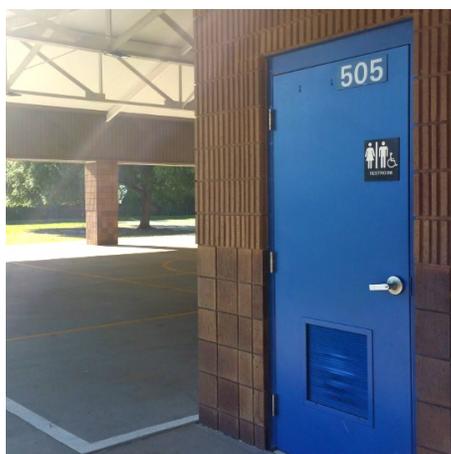
Funding

Budget:

\$200,000 annually;
\$1,000,000 total in Five-year CIP. This will complete the goal at all elementary schools.

CIP Funding Years:

All five years: 2017/18 —2021/22



Emma E Booker Campus Master Plan and Upgrade

CIP PROJECT SUMMARY

Description

Scope:

Address campus space needs, particularly related to non classroom instructional resources, by master planning and upgrade existing facilities.

Project Status

Planning and design.

Assessment

Goal:

Meet Goal 1, Objective 1.2 by ensuring school facilities are utilized to meet the current educational needs of our schools' academic programs.

Condition:

Campus spaces do not meet existing educational demands.

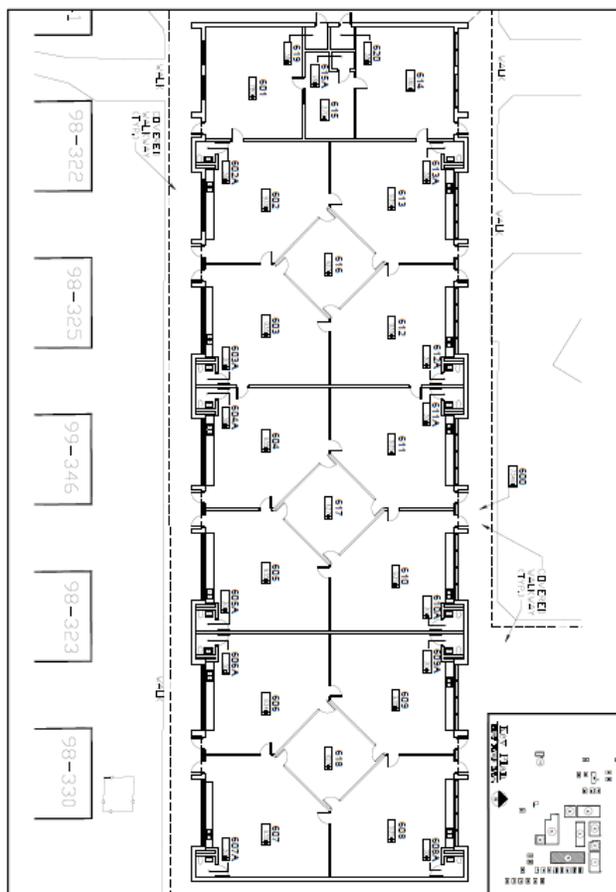
Funding

Budget:

\$65,000 in 2017/18
\$4,065,000 total budget

CIP Funding Years:

2017/18—2019/20, three year funding plan



BUILDING 6 - FLOOR PLAN
EMMA E. BOOKER ELEMENTARY SCHOOL
2360 DR. MARTIN LUTHER KING JR. WAY
SARASOTA, FL 34234

DATE:	04/17/2016
PROJECT NO.:	000
DESIGNER:	000
PROJECT NO.:	000

Englewood Building 6

CIP PROJECT SUMMARY

Description

Scope:

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

Project Status

Planning and scope. Staff architect has designed a preliminary building design and scope.

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:

The Condition Matrix Score for Englewood is a 47. Building 6 is in need of a complete renovation; however, the cost to renovate exceeds the cost to rebuild.

Funding

Budget:

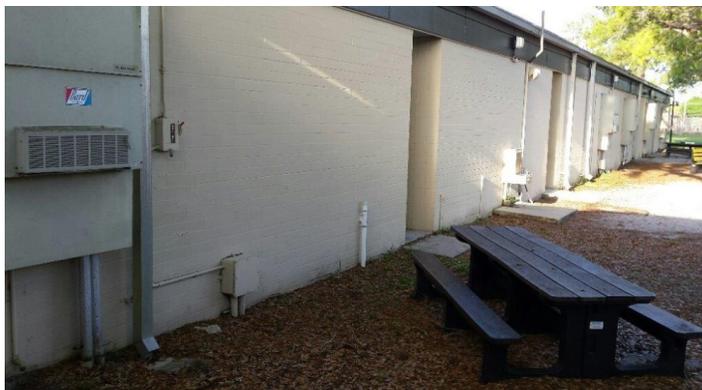
\$4,200,000

- \$3,500,000 CIP
- \$750,000 Facilities Budget

Note: Project budget will be revised as scope of the project is better defined

CIP Funding Years:

2018/2019



Flexible IT Space & Devices

CIP PROJECT SUMMARY

Description

Scope:

Meet the middle school testing and academic demands of our educational programs by providing flexible technology spaces in all District middle schools.

Project Status

Design and construction

Assessment

Goal:

Meet Goal 4, Objective 4.2 by the improving the educational resources of our students and staff though improved classroom technology tools and systems.

Condition:

Currently only Sarasota Middle has technology spaces that can be adapted to meet the varied testing an academic needs of our students.

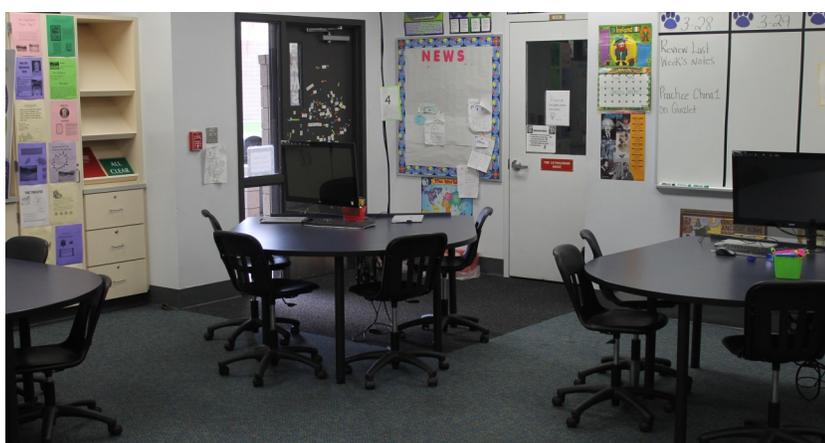
Funding

Budget:

\$450,000 annually;
\$2,250,000 total in Five-year CIP.

CIP Funding Years:

2017/18 — 2021/22, all five years



High School Rubber Track

CIP PROJECT SUMMARY

Description

Scope:

Provide for the construction of rubberized tracks at all five comprehensive high school track facilities and throughout the District, starting with Venice High.

Project Status

Planning and construction

Assessment

Goal:

Meet Goal 2, Objective 2.2 by providing the facilities that provide for the complete education and development needs of our children.

Condition:

Currently all tracks except for Booker High are asphalt; this project will upgrade those tracks to rubber.

Funding

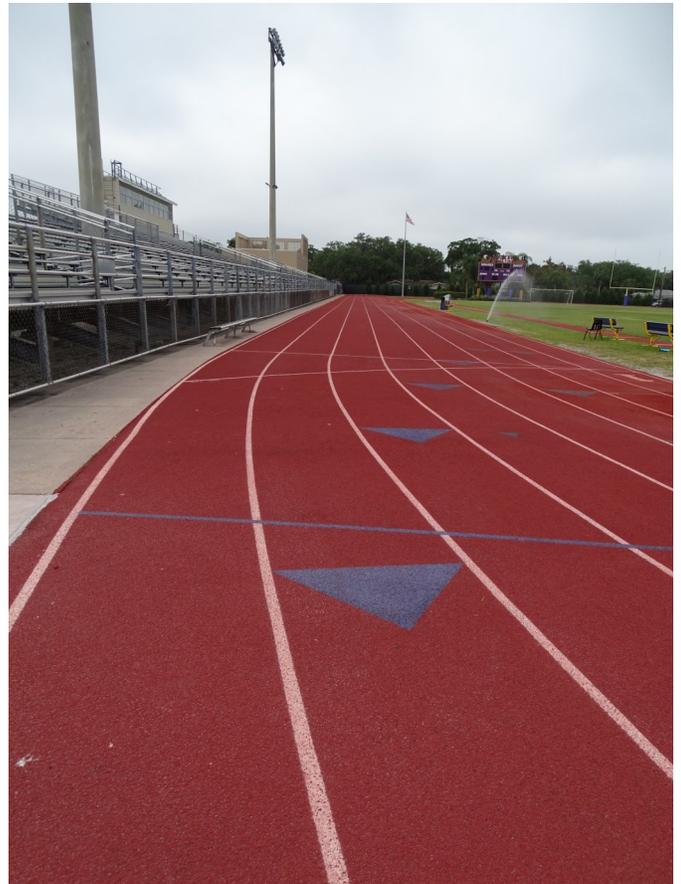
Budget:

\$550,000 annually;

\$1,220,000 total in Five-year CIP. This provides a rubber track at all five comprehensive high schools.

CIP Funding Years:

2017/18, 2018/19, 2019/20 and 2021/22 — four year planning plan



North Port High HVAC/Science Wing

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 on the Pine View campus.

Condition:

Funding

Budget:

\$18,000,000 total in Five-year CIP.

CIP Funding Years:

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



Oak Park Front Office

CIP PROJECT SUMMARY

Description

Scope:

Create a single point of entryway, improve access control, visitor seating area, and improved front office.

Project Status

Planning and design.

Assessment

Goal:

Meet Goal 3, Objective 3.1 by renovating the Oak Park main office entrance to better meet needs of the campus and increase security

Condition:

Student safety and security concern with an open campus and a vulnerable student population that needs extra care and supervision.

Funding

Budget:

\$325,000 total CIP budget

- Entryway: \$200,000, 2016/17
- Front Office: \$125,000, 2017/18

CIP Funding Years:

2016/17 and 2017/18



Parking & Pick-up/Drop-off Loops

CIP PROJECT SUMMARY

Description

Scope:

Improve campus safety and parking capacity for parent pick-up and drop-off and alleviate the backup on local roads at Phillippi Shores and Toledo Blade..

Project Status

Planning and construction at Phillippi Shores and Toledo Blade.

Assessment

Goal:

Meet Goal 2, Objective 2.2 and Goal 4 by providing for a campus facilities that is safe for all students and visitors at the beginning and ending of the school day.

Condition:

Undersized and underutilized parent pick-up and drop-off facilities and parking lots are leading to backups on local roads.

Funding

Budget:

\$750,000

- Includes \$250,000 from Walkways budget

CIP Funding Years:

2017/2018



Pine View Classroom Wing

CIP PROJECT SUMMARY

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

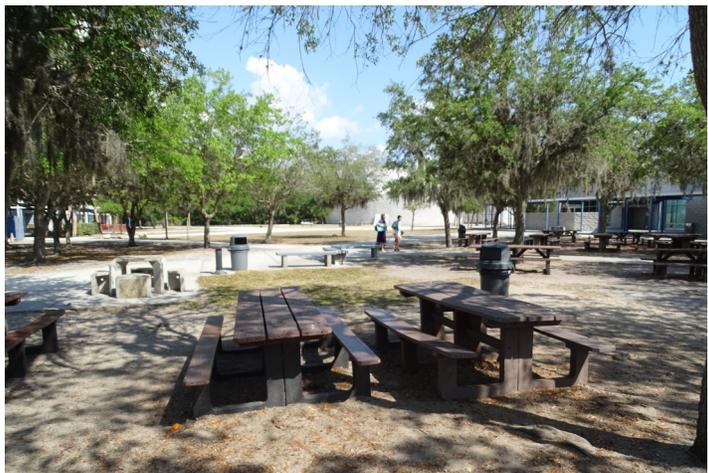
Budget:

\$20,000,000

Note: Project budget will be finalized in next year's capital plan

CIP Funding Years:

2018/19 and 2019/20: two year funding plan



Pine View School Core

CIP PROJECT SUMMARY

Description

Scope:

Upgrade and expand the Pine View core facilities, primarily the campus cafeteria and kitchen.

Project Status

Pre-planning and project scope development.

Assessment

Goal:

Meet Goal 1, Objective 1.2 and Goal 2, Objective 2.2 by ensuring that the campus has sufficient core facilities to meet the needs of its students

Condition:

Current kitchen and cafeteria were designed to support the main campus of 1300 students capacity. However, the current enrollment cap is 2250 students.

Funding

Budget:

\$7,000,000

Note: Project budget will be revised in future capital plans as the scope

CIP Funding Years:

2020/2021



Pine View Science Lab

CIP PROJECT SUMMARY

Description

Scope:

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

Project Status

Planning and project scope development.

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:

\$3,000,000

CIP Funding Years:

2017/18: one year funding plan



School Site Purchases

CIP PROJECT SUMMARY

Description

Scope:

Purchase land for two future elementary school sites and one high school site in order to meet the future growth demands of Sarasota County.

Project Status

Negotiations with developers.

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 school. Undeveloped land.

Funding

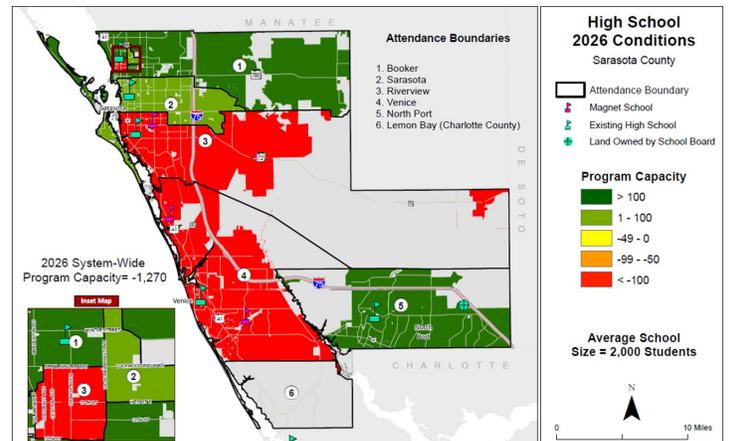
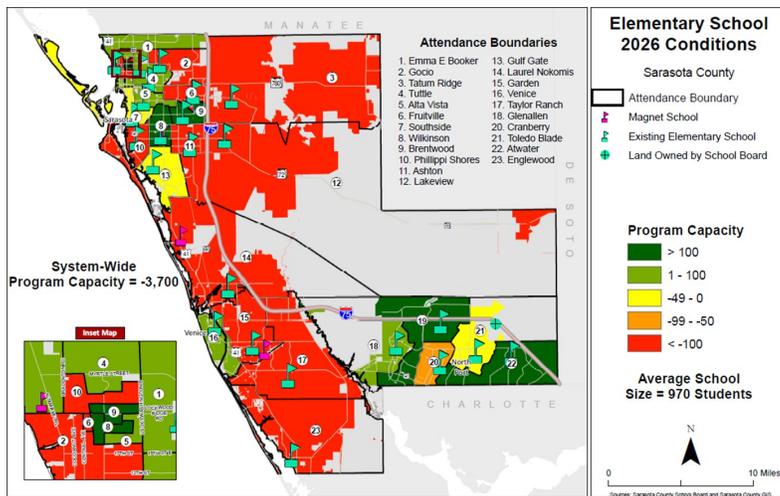
Budget:

\$13,000,0000

- \$3,000,000 for an elementary school
- \$7,500,000 for a high school

CIP Funding Years:

2017/18 and 2019/20



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

Expanding campus access control throughout the District. This project increases the budget allocation for this project, with a goal of having all schools complete within five years.

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 maintenance and security standards.

Funding

Budget:

\$500,000 annually;
\$2,500,000 total in Five-year CIP

CIP Funding Years:

All five years: 2017/18 —2021/22



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

Constructing perimeter fences at campus throughout the District. This project increases the budget allocation for this project with a goal of having all schools complete within five years.

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 maintenance and security standards.

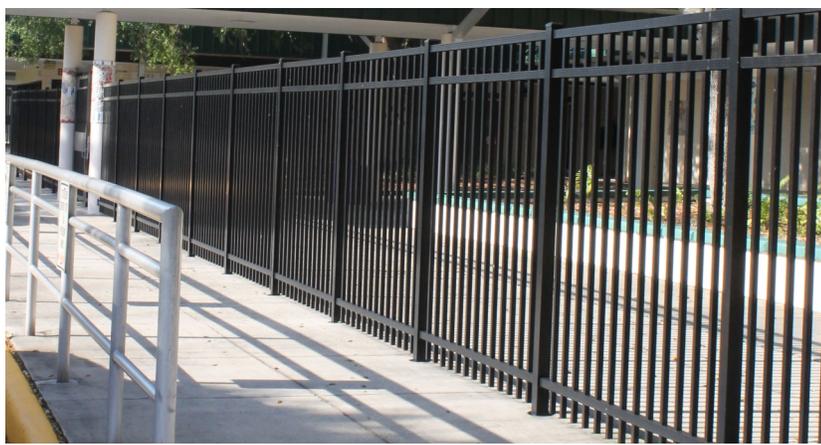
Funding

Budget:

\$2,000,000 in 2017/18;
\$6,000,000 total in Five-year CIP

CIP Funding Years:

All five years: 2017/18 —2021/22



Security: Single Point of Entry

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
Constructing single-point of entries at campus throughout the District. This project increases the budget allocation for this project and with a goal of having all schools complete within five years..

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 maintenance and security standards.

Funding

Budget:
\$1,700,000 2017/18;
\$5,7000,000 total in five-year CIP

CIP Funding Years:
All five years: 2017/18 —2021/22



CIP PROJECT SUMMARY

Description

Scope:

Providing innovative, technology enhanced, collaborative learning spaces tailored to the specific needs of all students attending Sarasota County High Schools.

Project Status

Project is being developed in new classrooms and enhanced in existing TEL Studios.

Assessment

Goal:

Meet Goal 4, Objective 4.2 by providing high school students technology-based education.

Condition:

New and enhanced technology installation within high school academic classrooms.

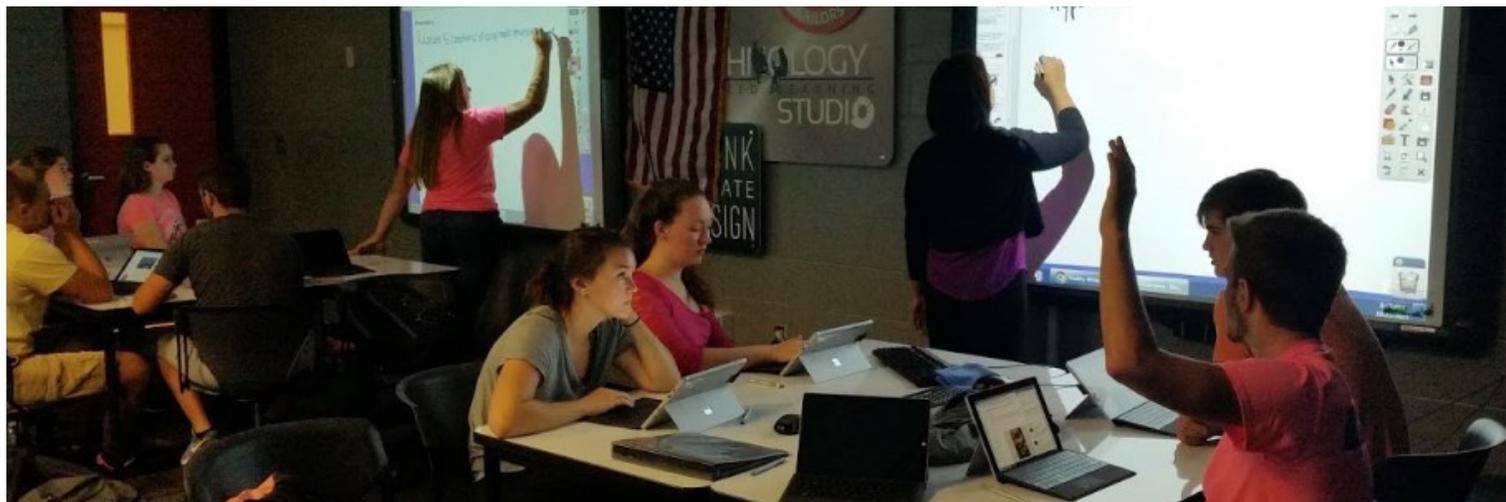
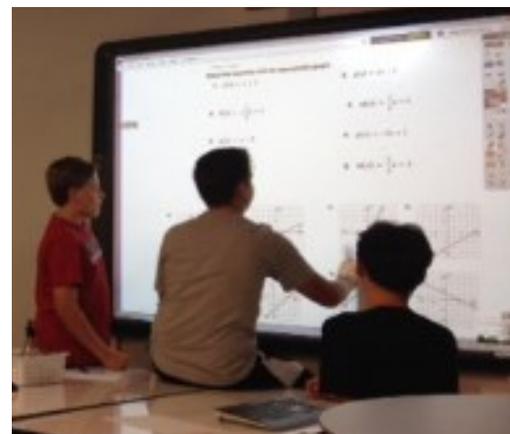
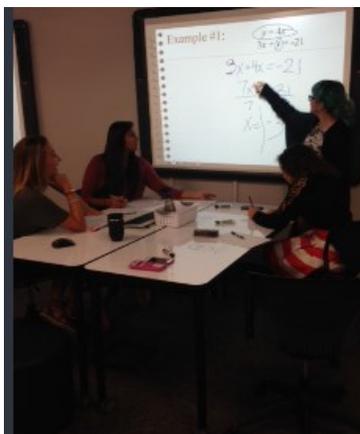
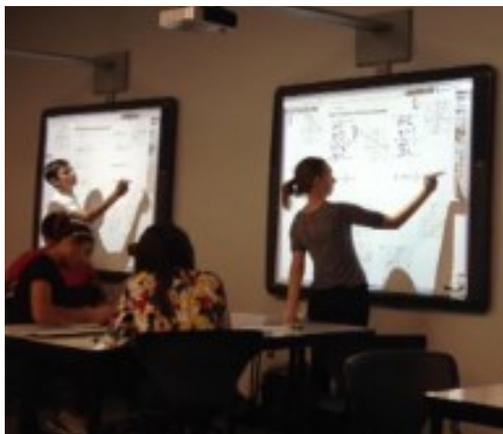
Funding

Budget:

\$100,000 annually;
\$500,000 total in 5 –year CIP

CIP Funding Years:

All five years: 2017/18 –2021/22



Venice High Classroom Wing

CIP PROJECT SUMMARY

Description

Scope:

Construct a new 400 student station wing on the VHS campus in order to address increasing enrollments in Sarasota County and, in particular, the Venice area

Project Status

Planning and scope development.

Assessment

Goal:

Meet Goal 1, Objective 1.1 by ensuring the school capacity meets the population demands of the local community.

Condition:

New construction. Expanded campus to address growth and development demands in the Venice High School attendance zone.

Funding

Budget:

\$10,000,000

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 2021/2022: two year funding plan



Venice Middle Campus Refresh

CIP PROJECT SUMMARY

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

Planning and design. Architect and CM selected. Construction expected to commence in Summer 2017.

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.

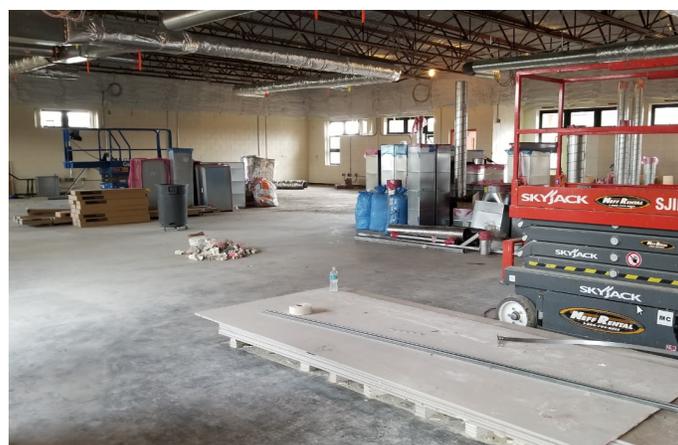
Funding

Budget:

\$12,500,000 — Total Project Budget

CIP Funding Years:

2016/17 and 2017/18



Venice Middle Field Facilities

CIP PROJECT SUMMARY

Description

Scope:

Contribute towards the renovation of Venice Middle’s field facilities in partnership with Sarasota County parks

Project Status

Planning and scope development. Collaboratively providing recreation field resources for the Venice community.

Assessment

Goal:

Meet Goal 1 Objective 1.2 and 1.3 by providing program facilities that meet the needs of the student population and collaborate on facility projects that support the overall community.

Condition:

New construction. Expanded campus.

Funding

Budget:

\$1,000,000 with additional contributions from Sarasota County Parks.

Note: Project budget is being revised as staff is working with the County to develop the project scope.

CIP Funding Years:

2018/2019





Chapter 5: Conclusion & Appendices
Providing for Excellence in Education

Conclusion

The 2017/18 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 2017/18 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 2017/18 Five-year CIP, the following materials can be found as part of attached appendixes:

1. Capital Planning Process
2. Condition Assessment Tools
3. School Planning State Regulatory Framework
4. Glossary

Appendix 2: Capital Planning Process

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

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

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

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

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

In order to make these process improvements, the CPT has accelerated the schedule up so that capital planning efforts start earlier and continues through the approval of the CPT/Small Projects by the Executive Directors and presentation of the draft Five-year CIP to the Board in April. CIP/Major Projects are projects such as new construction and property development, major remodeling, major site work, and HVAC and related systems whose costs are over \$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.

Appendix 2 : Condition Assessment Tools

As explained in Chapter 1: Planning Overview, staff utilizes two tools—a Capital Projects Matrix and Facilities Conditions Table to help quantifiably assess proposed projects. The Capital Projects Matrix is applied at the campus level and the Facilities Conditions Index applied at the building level. These planning tools enable staff to quantify whether a capital project accomplishes the Board’s goals by assisting with the physical evaluation of proposed capital projects. The tools assess a facility’s capacity, age, condition, cost of maintenance and repairs, and level of security. Facilities that have high Matrix or FCI numbers provide the impetus for further evaluating whether such projects should receive CIP funding.

The following are examples of these tools.

Table A-2: 2009/2010 Capital Projects Matrix

School	Signif Capacity Needs	Duration of Over- Capacity	Age of Reloc	Projected 5-Year Core Sta- tus	Cost of Maint. Projects Pending	Utility Costs	Past 5 Years' Invest	Facility Index	Security CPTED Analysis	2009 Total
weight	1	1	1	3	5	2	2	4	5	
Riverview					0	8	0	0	0	95
HS	0	1	0	3	25	10	0	20	25	93
Venice HS	2	0	5	0	25	8	6	16	25	85
SCTI-Main	4	n/a	5	0	25	6	6	20	25	81
Booker HS	2	0	1	0	15	8	10	20	25	78
Sarasota					15	8	10	20	25	78
HS Bldg 42	n/a	n/a	n/a	n/a	15	8	10	20	25	78
Sarasota					15	8	10	20	25	78
HS Bldg 5	n/a	n/a	n/a	n/a	0	8	0	0	20	78
Toledo					0	8	0	0	20	78
Blade	5	0	5	0	25	8	0	16	25	77
Sarasota					15	8	10	16	25	74
HS west	n/a	n/a	n/a	n/a	15	8	10	16	25	74
Sarasota					15	8	10	16	25	74
HS Bldg 4	n/a	n/a	n/a	n/a	10	10	10	20	20	70
Bay Haven					10	10	10	20	20	70
bldg 4	n/a	n/a	n/a	n/a	20	4	6	4	20	69
Pine View	3	3	4	9	15	8	8	12	15	64
Sarasota					15	8	8	12	15	64
MS	1	0	5	0	10	10	6	8	20	63
Bay Haven	1	2	0	6	10	10	6	8	20	63
Bay Haven					10	10	10	12	20	62
cafeteria	n/a	n/a	n/a	n/a	10	10	10	12	20	62
Lakeview	3	5	0	9	0	10	2	4	15	59
Garden	4	5	5	6	0	8	8	4	10	56
Gocio	4	5	5	9	0	8	6	0	15	56
Laurel					0	8	6	0	15	56
Nokomis	2	0	4	0	15	8	6	8	15	56
Booker MS	0	0	0	0	15	8	4	8	15	50
Infinity MS	5	0	5	3	0	6	10	4	25	50
Englewood	1	0	0	0	0	8	8	4	5	46
Fruitville	2	0	1	3	0	10	6	4	5	44
Ashton	2	5	2	6	0	8	2	4	5	42

Table A-2 2015/2016 Capital Projects Matrix

School	Signif Capacity Needs	Duration of Over- Capacity	Projected 5-Year Core Sta- tus	Cost of Maint. Projects Pending	Utility Costs	Past Five Years' Capital Invest	Facility Condition Index	2016 Se- curity CPTED Analysis	2016 Total
Pine View	2	3	9	20	6	6	16	15	77
Venice MS	2	0	0	20	4	10	12	15	63
Brentwood	0	0	0	20	4	10	20	0	54
Lakeview	3	5	6	0	8	8	8	15	53
Fruitville	2	5	6	10	6	8	4	10	51
Gocio	4	5	12	5	6	8	8	0	48
Englewood	1	0	3	15	6	10	12	0	47
Sarasota HS	1	0	0	10	4	0	12	20	47
Taylor Ranch	2	4	0	0	8	10	0	15	39
Ashton	2	5	9	0	8	10	4	0	38
Cranberry	2	3	6	0	6	10	4	5	36
North Port HS	1	0	0	0	4	8	8	15	36
Garden	3	5	9	0	6	8	4	0	35
Southside	1	0	9	0	6	10	8	0	34
E E Booker	2	0	0	0	6	10	4	10	32
Heron Creek	1	0	0	0	4	8	4	15	32
SCTI-Fire Acdmy		3	0	0	0	10	4	15	32
Brookside	0	0	0	0	4	8	4	15	31
Oak Park		0	0	0	8	8	0	15	31
Bay Haven	1	3	3	5	10	2	4	0	28
Glenallen	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>4</u>	<u>8</u>	<u>0</u>	15	<u>28</u>
Sarasota MS	1	0	0	0	4	0	8	15	28
McIntosh	1	0	0	0	2	6	0	15	24
Tuttle	1	0	0	5	4	8	4	0	22
Alta Vista	0	0	0	0	8	8	0	5	21
Booker MS	0	0	0	0	6	0	0	15	21
Gulf Gate	0	0	0	0	1	10	4	5	20
Laurel Nokomis	1	0	0	0	4	0	0	15	20
Riverview HS	0	0	3	0	2	10	0	5	20
Suncoast Poly		0	0	0	10	10	0	0	20
Venice ES	1	0	3	0	2	10	4	0	20
Woodland MS	0	0	0	0	0	10	0	10	20
Lamarque	2	0	0	0	6	10	0	0	18
Phillippi Shores	0	1	3	0	4	10	0	0	18
SCTI-South		0	12	0	0	n/a	0	5	17
Tatum Ridge	1	0	3	0	2	10	0	0	16
Wilkinson	0	0	0	0	2	10	4	0	16
Toledo Blade	1	0	0	0	6	8	0	0	15
TRIAD		0	0	0	0	10	0	5	15
Atwater	0	0	0	0	0	10	4	0	14
SCTI-Main		5	0	0	0	0	0	0	5
Booker HS	0	0	0	0	4	0	0	0	4

Table A-3: Facilities Condition Index (FCI)

Site Code	Site Name	Building Code	Deficiency Cost	Replacement Cost	FCI	Building Notes
036	McIntosh Agriculture	036-15	342,286	476,989	72	
051	Emma E Booker	051-11	87,368	216,979	40	security house
021	Southside Elementary	021-05	40,280	104,025	39	Media center
013	Brentwood Elementary	013-12	11,731	37,025	32	small out building
015	Englewood Elementary	015-04	273,056	909,800	30	funded project
001	Alta Vista Elementary	001-05	1,157,840	3,982,895	29	main office
047	Venice Middle	047-04	224,839	797,535	28	funded project
005	Sarasota High	005-15	590,414	2,134,819	28	Auditorium
036	McIntosh Agriculture	036-16	31,672	123,927	26	
034	Ashton Elementary	034-07	4,615	17,420	26	electrical vault building
005	Sarasota High	005-18	86,440	346,694	25	Small building
004	Pine View	004-01	377,564	1,604,899	24	funded project
021	Southside Elementary	021-01	1,286,722	5,567,402	23	main building
015	Englewood Elementary	015-06	437,590	1,929,017	23	funded project
005	Sarasota High	005-19	568,324	2,448,809	23	old gym east campus
047	Venice Middle	047-03	563,793	2,585,071	22	funded project
015	Englewood Elementary	015-05	177,899	814,414	22	funded project
013	Brentwood Elementary	013-11	9,985	46,020	22	funded project
004	Pine View	004-04	317,146	1,417,313	22	funded project
004	Pine View	004-02	308,186	1,378,872	22	funded project
047	Venice Middle	047-05	240,488	1,135,249	21	funded project
047	Venice Middle	047-02	558,821	2,709,153	21	funded project
025	Gocio Elementary	025-02	476,791	2,346,005	20	campus master plan
013	Brentwood Elementary	013-07	133,674	680,163	20	funded project
016	Fruitville Elementary	016-04	2,947	16,442	18	small electrical building
007	Sarasota High	007-08	97,534	550,174	18	custodial offices
004	Pine View	004-03	216,626	1,180,490	18	funded project
035	Garden Elementary	035-01	1,367,590	8,141,228	17	main building
007	Sarasota High	007-06	372,754	2,219,636	17	funded project
004	Pine View	004-06	274,982	1,595,107	17	funded project
027	Wilkinson Elementary	027-08	14,231	89,301	16	outdoor theatre
022	Tuttle Elementary	022-16	2,446	16,410	15	electrical vault
013	Brentwood Elementary	013-17	899	6,200	15	funded project
049	Lakeview Elementary	049-01	1,541,396	10,717,467	14	main building
013	Brentwood Elementary	013-04	346,729	2,518,156	14	funded project
013	Brentwood Elementary	013-05	506,711	4,016,043	13	funded project
004	Pine View	004-11	280,445	2,081,296	13	funded project
051	Emma E Booker	051-02	77,332	645,082	12	main office
022	Tuttle Elementary	022-11	115,943	987,835	12	media warehouse
016	Fruitville Elementary	016-08	299,691	2,525,195	12	current project
013	Brentwood Elementary	013-06	387,669	3,255,300	12	funded project
013	Brentwood Elementary	013-01	408,795	3,350,516	12	funded project
004	Pine View	004-07	295,411	2,497,878	12	funded project

Appendix 2 School Planning State Regulations

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. The Planning Department is in the process of completing the required five-year update of the Educational Plant Survey and will be completed later this spring.

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.

Appendix 4: Glossary

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

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

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

- Collect, analyze and generate economic and demographic data on Florida and its local areas.
- Conduct economic, demographic and survey research that will inform public Objective and business decision making.

To distribute data and research findings throughout the state and the nation.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Portable – see “Relocatable”

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

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

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

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

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

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

SDSC – the School District of Sarasota County.

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

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

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

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

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

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

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

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