



TO: Sarasota County School Board
Lori White, Superintendent

THROUGH: Scott Lempe, Deputy Superintendent

FROM: Kathie Ebaugh, AICP, Planning Director

DATE: February 16, 2017

RE: Draft 2017/18 Five-Year Capital Plan

At the January Board Workshop, the board discussed issues related to the 2017/18 CIP budget priorities. At that meeting, staff committed to bring forward a draft 2017/18 five-year capital plan to the February Board Workshop which incorporated the Board's comments. Additionally, staff agreed to clearly show how the 2017/18 five-year capital plan differs from the adopted 2016/17 five-year capital plan.

This memo includes the following materials:

- 1) Summary of the Adopted 2016/17 Five-Year Capital Improvement Plan. This document shows the capital improvement plan adopted by the board in June, 2016.
- 2) Summary of the Draft 2017/18 Five-Year Capital Plan – including new projects. This document shows a draft of the 2017/18 capital budget with all of the proposed new projects discussed at the January Board Workshop. As shown, the budget covers all projects but limits increases in the fund balance that may be needed to address unforeseen demands in the future.
- 3) Discussion of Differences between Adopted 2016/17 Five-Year Capital Plan and Draft 2017/18 Five-Year Capital Plans. This section explains what the differences are between the adopted plan and draft plans as proposed. The purpose of this section is to help the Board clearly identify and understand the differences between the adopted plan and draft plan.

As discussed throughout the CIP development process, the following are key points to remember in reviewing the proposed capital budgets:

- 1) Only projects scheduled in first year of the five-year CIP are considered funded or programmed projects that should not change. In order to help define the five-year capital plans, the funded or programmed years are highlighted in orange.

- 2) Projects scheduled in the second through fifth years of the CIP are considered planned projects. While planned projects can change in order to address current needs, such changes can impact the planning, maintenance, use, and cost associated with these projects.

Note: The planned project years are shaded in blue or yellow on the five-year capital plan. The blue shaded budget figures indicate that these projects have budget proposals that represent a proposed cost; whereas, the yellow shaded budget figures indicate that these project costs are estimates only and will change in the future as scopes are better defined and budgets have been developed.

- 3) Planning for most large projects starts as much as two or three years prior to being funded or programmed. As such, a change to the project schedule in the future can impact the effectiveness of the overall 5-year CIP.
- 4) Each year there is carry forward from previous years.

Section 1: Summary of the Adopted 2016/17 Five-Year Capital Plan.

2016/17 Five-Year Capital Plan					
	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
Revenues					
Beginning Fund Balance	11,512,408	721,930	6,402,757	13,877,382	7,556,278
Estimated Revenues	98,810,887	104,837,087	110,432,295	113,985,891	122,603,053
Impact Fees	2,000,000	2,500,000	3,000,000	3,500,000	4,000,000
Total Revenues & Beginning Fund Balance	110,323,295	105,559,017	116,835,052	129,863,273	130,259,331
Recurring Appropriations					
Transfers & Debt Srv	45,777,510	45,910,179	46,288,449	46,582,718	46,919,751
Recurring Expenses	27,217,493	30,578,235	27,465,501	27,279,248	27,325,305
Charter Schools Pymts	3,266,198	3,396,846	3,532,720	3,674,029	3,820,990
Total Recurring Appropriations	76,261,201	79,885,260	77,286,670	77,535,995	78,066,046
Previously Approved Projects					
Career Technical Ed.	96,000	96,000	96,000	96,000	96,000
COT - Tech Activ	650,000	250,000			
Covered Walkways	250,000	250,000	250,000	250,000	250,000
NP STC	6,000,000			7,500,000	
Pine View HVAC	3,000,000				
TEL Studios	100,000	100,000	100,000	100,000	100,000
Woodland Middle					
Venice High Rebuild					
Total Funded Projects	10,096,000	696,000	446,000	7,946,000	446,000
Total Recurring Exp. & Funded Projects	86,357,201	80,581,260	77,732,670	85,481,995	78,512,046
Ending Fund Balance	23,966,094	24,977,757	39,102,382	44,381,278	51,747,285
(Restrctd Fund Balance)	7,219,164	0	0	0	0
For Competing Projects	16,746,930	24,977,757	39,102,382	44,381,278	51,747,285

New Projects					
	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
Available for Competing Projects	16,746,930	24,977,757	39,102,382	44,381,278	51,747,285
Bay Haven Building 4		250,000			
Brantwood Renovation/Cafeteria	6,000,000	5,500,000			
District LED		500,000	500,000	500,000	500,000
District Single Point Entry	100,000	100,000	100,000	100,000	100,000
Elementary J				30,000,000	
Elementary PE Bathrooms	125,000	125,000	125,000	125,000	125,000
Englewood Bldg 5			3,500,000		
Emma Booker Media Center	650,000				
Gocio Classroom Wing		10,000,000			
Oak Park Entryway	200,000				
Pine View Classroom Wing			20,000,000		
Pine View Core					7,000,000
Pine View Elementary Offices	100,000				
Portable Repair	250,000				
Sarasota High Bldg 5		500,000			
School Site Purchases	2,500,000				10,000,000
VHS Bleachers	100,000				
VHS Classroom Wing				5,000,000	5,000,000
VMS HVAC	5,000,000	500,000			
VMS Track Amendment			1,000,000		
Total Proposed Competing Projects	18,025,000	18,575,000	25,225,000	36,725,000	28,725,000
Balance	721,930	6,402,757	13,877,382	7,656,278	28,022,285

Section 2: Summary of the Draft 2017/18 Five-Year Capital Plan—including new projects.

2017/18 Capital Plan -- Budget Workshop Draft 2/15/2017					
	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Revenues					
1 Begin Fund Balance	15,546,952	10,655,560	8,383,040	6,675,862	24,804,408
2 Estimated Revenues	106,139,419	111,847,457	117,894,469	124,274,636	126,760,129
3 Impact Fees	2,500,000	3,000,000	3,500,000	4,000,000	4,500,000
4 Total Revenues & Begin Fund Balance	124,186,371	125,503,017	129,777,509	134,950,498	156,064,537
Recurring Appropriations					
5 Transfers & Debt Srv	47,478,361	48,043,676	48,254,211	48,765,307	49,740,613
6 New Debt					
7 Recurring Expenses	31,894,604	28,562,581	28,392,407	28,438,793	29,007,569
8 Charter Schools Pymts	3,896,846	3,532,720	3,674,029	3,820,990	3,897,410
9 Total Recurring Appropriations	82,769,811	80,139,977	80,320,647	81,025,090	82,645,592
Previously Approved Projects					
10 Socio Classroom Wing					
11 Englewood Building 5		3,500,000			
12 Brentwood Cafeteria	6,500,000				
13 Elementary J		15,000,000	15,000,000		
14 COT	250,000	250,000	250,000	250,000	250,000
15 Venice Middle HVAC	500,000				
16 Venice Middle Field		1,000,000			
17 Career Technical Ed.	96,000	96,000	96,000	96,000	96,000
18 Venice High Classroom Wing				5,000,000	5,000,000
19 TEAL/TEL	100,000	100,000	100,000	100,000	100,000
20 Pine View Classroom Wing		10,000,000	10,000,000		
21 Pine View Core				7,000,000	
22 North Port STC			7,500,000		
23 Land Purchases	10,000,000		3,000,000		
24 Covered Walkways	250,000	250,000	250,000	250,000	250,000
25 Total Funded Projects	17,696,000	30,396,000	36,196,000	12,696,000	5,696,000
26 Total Recurring Exp. & Funded Projects	100,465,811	110,534,977	116,516,647	93,721,090	88,341,592
27 Ending Fund Balance	23,720,560	15,168,040	13,260,862	41,229,408	67,722,945
28 Less Sale of Property	0	0	0	0	
29 (Restrcd Fnd Balnce)	0	0	0	0	
30 For New Projects	23,720,560	15,168,040	13,260,862	41,229,408	67,722,945

New Projects					
	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
31 Available for Competing Projects	23,720,560	15,168,040	13,260,862	41,229,408	67,722,945
32 Brentwood Stormwater	300,000				
33 Booker High VPA	1,500,000				
34 Capital Master Planning	150,000	50,000	50,000	50,000	50,000
35 Emma Booker Campus: Master Plan	65,000				
36 Emma Booker Campus: Renovations		2,000,000	2,000,000		
37 Facility Management: Elementary PE Restroom Increase	75,000	75,000	75,000	75,000	75,000
38 Facility Management: Roofing	350,000	350,000	350,000	350,000	350,000
39 High School Rubber Track	550,000	350,000	150,000		150,000
40 IT: Flexible Assessment Space/ Tech Active: Facility Space	150,000	150,000	130,000	150,000	130,000
41 IT: Flexible Assessment Space/Tech Active: Devices	300,000	300,000	300,000	300,000	300,000
42 Independent Fiber Ring				5,000,000	5,000,000
43 North Port High HVAC/Science Wing				9,000,000	9,000,000
44 Oak Park Front Office	125,000				
45 Phillippi Parking Lot	200,000				
46 Pine View Science Lab	3,000,000				
47 Safety and Security: Fencing	2,000,000	1,500,000	1,500,000	500,000	500,000
48 Safety and Security: Access Control	500,000	500,000	500,000	500,000	500,000
49 Safety and Security: Single Point of Entry	1,700,000	1,500,000	1,500,000	500,000	500,000
50 STC North Port FF&E	2,100,000				
51 Total Proposed Competing Projects	19,065,000	6,785,000	5,585,000	16,425,000	16,575,000
52 Balance	10,655,560	8,383,040	6,675,862	24,804,408	51,147,945

Section 3: Discussion of Differences between Adopted 2016/17 Five-Year Capital Plan and Draft 2017/18 Five-Year Capital Plan.

As discussed previously, this draft CIP reflects the budget priorities of the Board as discussed at their January workshop.

Note: The planned project years are shaded in blue or yellow on the five-year capital plan. The blue shaded budget figures indicate that these projects have budget proposals that represent a proposed cost; whereas, the yellow shaded budget figures indicate that these project costs are estimates only and will change in the future as scopes are better defined and budgets have been developed.

Revenues.

Line 1: Beginning Fund Balance. The beginning fund balance in the draft 2017/18 capital plan decreases from the 2016/17 adopted capital plans (adopted in June of 2016) based on actual operations.

Line 2 Estimate Revenues. Revenues in the Draft 2017/18 capital plans increase slightly from the adopted 2016/17 capital plan

Line 3 Impact Fees. The projected impact fees in the 2017/18 capital plan are the same as they were in the 2016/17 capital plan. Please remember that impact fee revenues are only collected on residential dwelling units at the time of certificate of occupancy. Also, this revenue source may only be used to fund projects that create new additional educational service capacity and not maintenance or reconstruction costs.

Line 4 Total Revenues & Beginning Fund Balance. The total amount of revenue and fund balance in the draft 2017/18 capital plan decreases from the 2016/17 adopted capital plans.

Recurring Appropriations.

Line 5 Transfers and Debt Services. No change except for the addition of the 2021/22 school year.

Line 6 New Debt. No change except for the addition of the 2021/22 school year.

Line 7 Recurring Expenses. No change except for the addition of the 2021/22 school year.

Line 8 Charter School Payments. No change except for the addition of the 2021/22 school year.

Line 9 Total Recurring Appropriations. No change except for the addition of the 2021/22 school year.

Previously Approved Projects.

Line 10 Gocio Classroom. The funding for this project has been removed based on Board discussions from January, 2017 in which it was determined that there is no longer a need for this project.

Line 11 Englewood Building 6. No change.

Line 12 Brentwood Cafeteria. No change.

Line 13 Elementary J. The funding for this project has been split between 2018/19 and 2019/20 in order to even the fund balance for these two budget years. The scope and budget are to be refined through the capital master planning process.

Line 14 COT - Tech Active. There are \$250,000 added to years two through five in order to address projected maintenance, and program updates, and responding to new enrollment. However, this budget is an estimate only as the scope and budget are to be refined through scope and project development.

Line 15 Venice Middle HVAC. No change.

Line 16 Venice Middle Field. No change.

Line 17 Career Technical Ed. No change except to add year five to the budget.

Line 18 Venice High Classroom Wing. The budget was reduced \$2,000,000 from 2016/17 CIP. Additionally, project funding was moved back one year to better align with current capacity demands.

Line 19 TEAL/Tell. No change except to add year five to the budget.

Line 20 Pine View Classroom Wing. The funding for this projects has been split between 2018/19 and 2019/20 in order to even fund balance for these two budget years. The scope and budget are to be refined through the capital master planning process.

Line 21 Pine View Core. There was no change in this budget from the 2016/17 CIP. However, this budget is an estimate only as the scope and budget are to be refined through the capital master planning process.

Line 22 NP Suncoast Technical College. No change.

Line 23 Land Purchases. While the total cost has not changed, the purchase of an east county high school site has been moved to year 1.

Line 24 Covered Walkways. No change except to add year five to the budget.

Line 25 Total Funded Projects. The differences in the budgets reflect the various changes as listed in lines 13 – 25 above.

Line 26 Total Recurring Expenses and Funded Projects. The differences in the budgets reflect the various changes as listed in lines 13 – 25 above.

Line 27 Ending Fund Balance. The differences in the budgets reflect the various changes as listed in lines 13 – 25 above.

Line 28 Less Sale of Property. No change.

Line 29 Less Restricted Fund Balance. No change.

Line 30 Available for New Projects. The differences in the budgets reflect the various changes as listed in lines 10 – 24 above.

New Projects.

Line 31 Available for Competing Projects. The differences in the budgets reflect the various changes as listed in lines 13 – 25 above.

Line 32 Brentwood Stormwater. This \$300,000 expenditure will address the stormwater flooding problems on Brentwood Elementary campus as part of the currently funded project.

Line 33 Booker High VPA. This \$1,500,000 expenditure will address Booker High auditorium’s needed upgrades to its lighting, sound, and technology systems in order to continue to be able to provide students an education that meets the demands of today’s performing arts industry.

Line 34 Capital Master Planning. This \$350,000 expenditure is key to improving staff’s ability to scope and plan future capital projects. These funds will allow staff to hire consultants who can work with staff to develop a project scope and realistic, market-based budget. This effort will create more definitive and accurate project scope and market-based budgets. Projects to be addressed include, Venice High classroom wing, Pine View classroom wing, and Pine View core.

Line 35 Emma Booker Campus: Master Plan. The goal of this \$50,000 expenditure is to help improve the way space is utilized at Emma Booker. This project will 1) evaluate the space as currently being utilized; 2) recommend options to redesign campus space to meet the needs of the current educational programs; and 3) result in a better and more effective use of space.

Line 36 Emma Booker Campus: Renovations. This estimated \$4,000,000 project will complete the project being planned for as part of line 35. This budget is an estimate only as the scope and budget are to be refined through the capital master planning process.

Line 37 Facility Management: Elementary PE Restroom Increase. The increase of \$375,000 over the five years of the 2017/18 draft capital budgets addresses the actual cost of this project. The goal of the project is to ensure our elementary schools each have accessible bathrooms within view of PE instructional spaces.

Line 38 Facility Management: Roofing. The increases of \$1,750,000 over the five years of the 2017/18 capital budget allows for improved maintenance and upkeep of facility roofing projects which were deferred during the economic downturn.

Line 39 High School Rubberized Track. This \$1,250,000 expenditure will allow for an addition to the current education specifications for all five comprehensive high school track facilities and then construct and maintain rubberized tracks throughout the District.

Line 40 IT: Flexible Assessment Space/ Tech Active: Facility Space. This \$750,000 expenditure will allow for the continue update to facility space to meet assessment lab needs.

Line 41 IT: Flexible Assessment Space/ Tech Active: Devices. This \$1,500,000 expenditure will allow for the continue update to and addition of computer devices and technology to meet the increasing demands of on-line testing. This budget is an estimate only as the scope and budget are to be refined through the project scope and development process.

Line 42 Independent Fiber Ring. An estimated \$10,000,000 has been placed in the budget as a place holder whereby the District may need to address its fiber needs in the future. This budget is an estimate only as the scope and budget are to be refined through the project scope and development process.

Line 43: North Port High HVAC/Science Wing. This \$18,000,000 expenditure will fund a mechanical systems upgrade at North Port High School and a needed campus refresh—including bringing their science facilities up to current high school standards.

Line 44: Oak Park Front Office. This \$125,000 expenditure will complete the improvements to the front office for Oak Park by increasing the space in the office and create a functioning single point of entry.

Line 45 Philippi Parking Lot. This \$200,000 expenditure will be added to the already allocated \$300,000 to add 80 parking spaces to the campus in order to improve campus parking capacity for parent pick-up and drop-off and alleviate the backup on Proctor Road.

Line 46 Pine View Science Lab. This \$3,000,000 expenditure will allow current high school science labs to be upgraded to current high school lab standards. It will be completed in conjunction with the current Pine View HVAC project.

Note: The next three items are related to School Safety and Security. Each represents a significant increase in capital allocation toward the physical security of our campuses. Staff would like to take the next month to finalize a more deliberately develop a physical safety and security plan tied to a five year goal. Toward that end, we propose bringing updates to these figures, along with that plan, back to the Board before we ask you to adopt the 2017/18 CIP.

Line 47 Safety and Security: Fencing. This estimated \$6,000,000 expenditure will allow for the acceleration of our fencing plans. This total cost is an estimate only as the project scope and budget are being developed in conjunction with ongoing Board discussions regarding safety and security.

Line 48 Safety and Security: Access Control. This \$2,500,000 expenditure will help accelerate the installation and upgrade of access control.

Line 49 Safety and Security: Single Point of Entry. This estimated \$5,700,000 expenditure will allow for the acceleration of a single point of entry for our campuses. This total cost is an estimate only as the project scope and budget are being developed in conjunction with ongoing Board discussions regarding safety and security.

Line 50 STC North Port FF&E. This \$2,100,000 expenditure will fund provide furniture, fixtures, and equipment for the new Suncoast Technical College Campus in North Port. These expenses were initially being paid from Workforce Development funds but on the advice of the Deputy CFO we're recommending we move the expense to capital.

Line 51 Total Proposed Competing Projects. The differences in the budgets reflect the various changes as listed in lines 31—50 above.

Line 52 Balance. The differences in the balances reflect the various changes as listed in lines 31—50 above.

Discussion Notes:

At the February 21, 2017 Board Workshop, staff would like the Board's feedback on this plan and the budget as presented. Based on that feedback, we will finalize the draft CIP, which will be presented at the April Board Workshop.

