

FIVE YEAR SURVEY

Recommendation Report

District Name: SARASOTA COUNTY SCHOOL DISTRICT

Survey: Number 5 - Version 2

Facility Name: Replacement Garden Elementary

Location:

	Existing	Recommended
Capital Outlay Classification		1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use		ELEMENTARY
Low Grade		PRE-K E S E
High Grade		GRADE 5
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	0	995	995
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	0	995	995
Utilization Factor	0%		100%
School Capacity	0		995
COFTE Student Membership	0		782
Survey Annotation	New Garden Elementary School will also house students from Taylor Ranch and Laurel Nokomis Elementary to relieve capacity issues.		

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
\$0	\$0	\$0	\$0	\$0	\$0	\$25,417,275
			Estimated Total Project Cost		\$25,417,275	

Replacement Garden Elementary	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
New Construction 2025			New Construction: Adding 25 units of PRIMARY CLASSROOM (K-3) (882 NSF)	28,300	450	\$11,495,250	\$406	\$25,545
New Construction 2025			New Construction: Adding 17 units of INTERMEDIATE/MIDDLE CLASSROOM (4-8) (858 NSF)	18,326	374	\$9,553,830	\$521	\$25,545
New Construction 2025			New Construction: Adding 3 units of PRIMARY SKILLS LAB (K-3) (882 NSF)	3,246	0	\$0	\$408	\$0

Replacement Garden Elementary	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
New Construction 2025			New Construction: Adding 1 unit of INTERMEDIATE/MIDDLE SKILLS LAB (4-8) (858 NSF)	1,028	22	\$561,990	\$547	\$25,545
New Construction 2025			New Construction: Adding 1 unit of ELEMENTARY P E STORAGE (315 NSF)	315	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of ELEMENTARY COVERED PLAY AREA (3564 NSF)	3,564	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of INTERMEDIATE/MIDDLE SCIENCE DEMO (4-8) (814 NSF)	1,064	22	\$561,990	\$528	\$25,545
New Construction 2025			New Construction: Adding 1 unit of INTERMEDIATE/MIDDLE SCIENCE LAB (4-8) (1122 NSF)	1,372	22	\$561,990	\$410	\$25,545
New Construction 2025			New Construction: Adding 7 units of RESOURCE ROOM (290 NSF)	2,730	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 2 units of ART - ELEMENTARY (1000 NSF)	2,500	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 2 units of MUSIC - ELEMENTARY (1000 NSF)	2,540	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 11 units of E S E PRE-K (475 NSF)	7,975	55	\$1,404,975	\$176	\$25,545
New Construction 2025			New Construction: Adding 2 units of E S E PART-TIME (975 NSF)	2,370	30	\$766,350	\$323	\$25,545
New Construction 2025			New Construction: Adding 2 units of E S E FULL-TIME (950 NSF)	2,540	20	\$510,900	\$201	\$25,545
New Construction 2025			New Construction: Adding 1 unit of E S E PT/OT LAB (475 NSF)	725	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 3 units of E S E RESOURCE (380 NSF)	1,560	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 2 units of E S E SUPPLEMENTARY INSTRUCTION (100 NSF)	400	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of PRINCIPAL/DIRECTOR OFFICE (250 NSF)	250	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 5 units of ASSISTANT PRINCIPAL/OTHER OFFICE (175 NSF)	875	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 2 units of BOOKKEEPING OFFICE (125 NSF)	250	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 3 units of SECRETARIAL SPACE (158 NSF)	474	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of RECEPTION AREA (833 NSF)	833	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of PRODUCTION WORKROOM (392 NSF)	392	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 3 units of CONFERENCE ROOM (686 NSF)	2,058	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of CLINIC (294 NSF)	294	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 2 units of GENERAL SCHOOL STORAGE (490 NSF)	980	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of VAULT/STUDENT RECORDS (294 NSF)	294	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of SCHOOL STORE (98 NSF)	98	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of STUDENT ACTIVITIES (490 NSF)	490	0	\$0	\$408	\$0

Replacement Garden Elementary	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
New Construction 2025			New Construction: Adding 1 unit of COMPUTER AREA (147 NSF)	147	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of CAREERS ROOM (294 NSF)	294	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 3 units of ITINERANT OFFICE (125 NSF)	375	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of TEACHER PLANNING OFFICE (1980 NSF)	1,980	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of TEACHER LOUNGE/DINING (396 NSF)	396	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 2 units of CUSTODIAL RECEIVING (1485 NSF)	2,970	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of FLAMMABLE STORAGE (155 NSF)	155	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 3 units of CUSTODIAL EQUIPMENT STORAGE (500 NSF)	1,500	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of DINING AREA (3960 NSF)	3,960	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of KITCHEN & SERVING AREA (4356 NSF)	4,356	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of KITCHEN CHAIR STORAGE (196 NSF)	196	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of MULTIPURPOSE ROOM (DINING) (3069 NSF)	3,069	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of MULTIPURPOSE ROOM CHAIR STORAGE (198 NSF)	198	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of STAGE (990 NSF)	990	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of STAGE STORAGE (495 NSF)	495	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of TEXTBOOK STORAGE (343 NSF)	343	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of LIBRARY (READING ROOM/STACKS) (3663 NSF)	3,663	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of MEDIA TECHNICAL PROCESSING (396 NSF)	396	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of PROFESSIONAL LIBRARY (396 NSF)	396	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of AUDIO VISUAL STORAGE (594 NSF)	594	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of PERIODICAL STORAGE (198 NSF)	198	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of CLOSED CIRCUIT TV LAB (693 NSF)	693	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of CLOSED CIRCUIT STORAGE (495 NSF)	495	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of MEDIA PRODUCTION LAB (495 NSF)	495	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of MEDIA COPYING ROOM (198 NSF)	198	0	\$0	\$408	\$0

Replacement Garden Elementary	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
New Construction 2025			New Construction: Adding 1 unit of MEDIA SMALL GROUP ROOM (98 NSF)	98	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of MEDIA GROUP PROJECTS/INSTRUCTION (495 NSF)	495	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of MEDIA MAINTENANCE/REPAIR (98 NSF)	98	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 2 units of REFERENCE (100 NSF)	200	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 25 units of MATERIAL STORAGE (100 NSF)	2,500	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 25 units of OUTSIDE STORAGE (50 NSF)	1,250	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of PROJECT STORAGE (150 NSF)	150	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 25 units of STUDENT STORAGE (40 NSF)	1,000	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 25 units of STUDENT RESTROOM (BOTH SEXES) (60 NSF)	1,500	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 17 units of STUDENT RESTROOM (MALE) (35 NSF)	595	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 17 units of STUDENT RESTROOM (FEMALE) (35 NSF)	595	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 11 units of STUDENT RESTROOM & BATH (110 NSF)	1,210	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 2 units of MUSIC PRACTICE ROOM (70 NSF)	140	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 17 units of MATERIAL STORAGE (100 NSF)	1,700	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 17 units of OUTSIDE STORAGE (50 NSF)	850	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 3 units of MATERIAL STORAGE (100 NSF)	300	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 3 units of STUDENT STORAGE (40 NSF)	120	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 3 units of STUDENT RESTROOM (BOTH SEXES) (60 NSF)	180	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of MATERIAL STORAGE (100 NSF)	100	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of STUDENT RESTROOM (MALE) (35 NSF)	35	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of STUDENT RESTROOM (FEMALE) (35 NSF)	35	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of MATERIAL STORAGE (100 NSF)	100	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of MATERIAL STORAGE (100 NSF)	100	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of PROJECT STORAGE (150 NSF)	150	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 7 units of MATERIAL STORAGE (100 NSF)	700	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 2 units of MATERIAL STORAGE (100 NSF)	200	0	\$0	\$408	\$0

Replacement Garden Elementary	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
New Construction 2025			New Construction: Adding 2 units of PROJECT STORAGE (150 NSF)	300	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 2 units of MATERIAL STORAGE (100 NSF)	200	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 11 units of MATERIAL STORAGE (100 NSF)	1,100	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 11 units of STUDENT STORAGE (40 NSF)	440	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 2 units of MATERIAL STORAGE (100 NSF)	200	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 2 units of STUDENT STORAGE (40 NSF)	80	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 2 units of STUDENT RESTROOM (MALE) (35 NSF)	70	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 2 units of STUDENT RESTROOM (FEMALE) (35 NSF)	70	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 2 units of MATERIAL STORAGE (100 NSF)	200	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 2 units of STUDENT STORAGE (40 NSF)	80	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 2 units of STUDENT RESTROOM (MALE) (35 NSF)	70	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 2 units of STUDENT RESTROOM (FEMALE) (35 NSF)	70	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 2 units of STUDENT RESTROOM & BATH (110 NSF)	220	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of MATERIAL STORAGE (100 NSF)	100	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of STUDENT STORAGE (40 NSF)	40	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 1 unit of STUDENT RESTROOM & BATH (110 NSF)	110	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 3 units of MATERIAL STORAGE (100 NSF)	300	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 3 units of STUDENT STORAGE (40 NSF)	120	0	\$0	\$408	\$0
New Construction 2025			New Construction: Adding 2 units of MATERIAL STORAGE (100 NSF)	200	0	\$0	\$408	\$0

District Name: SARASOTA COUNTY SCHOOL DISTRICT

Survey: Number 5 - Version 2

Facility Name: GARDEN ELEMENTARY

Address: 700 CENTER ROAD, SARASOTA

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	3 - SCHOOL NOT RECOMMENDED FOR CONTINUED USE
Facility Use	ELEMENTARY	ELEMENTARY
Low Grade	PRE-K E S E	PRE-K E S E
High Grade	GRADE 5	GRADE 5
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	482	-482	0
Reloc. Stations	269	-269	0
Mod. Stations	0	0	0
Total Stations	751	-751	0
Utilization Factor	100%		100%
School Capacity	751		0
COFTE Student Membership	568		0
Survey Annotation	Per FLDOE/OEF walk-through on October 12, 2022, due to age and condition of buildings 1, 4, and 5 we concurred with replacement. All portables are of age to replace.		

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
\$0	\$0	\$0	\$0	\$4,068,550	\$0	\$0
Estimated Total Project Cost					\$4,068,550	

GARDEN ELEMENTARY	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
Remodeling 2025			Removed NSF (81371), Added NSF (0), Difference NSF (81371), Percent (100%), Removed Stations (751), Added Stations (0) Remodeling: Adding and Removing the entire facility for GARDEN ELEMENTARY.	-81,371	-751	\$4,068,550	\$50	\$0

District Name: SARASOTA COUNTY SCHOOL DISTRICT

Survey: Number 5 - Version 2

Facility Name: LAUREL NOKOMIS SCHOOL

Address: 1900 LAUREL ROAD E, NOKOMIS

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	COMBINATION	COMBINATION
Low Grade	PRE-K E S E	PRE-K E S E
High Grade	GRADE 8	GRADE 8
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	1,634	0	1634
Reloc. Stations	451	-271	180
Mod. Stations	0	0	0
Total Stations	2,085	-271	1814
Utilization Factor	90%		90%
School Capacity	1,876		1632
COFTE Student Membership	1,204		961
Survey Annotation	<p>This school is pulled into spot 5.2 to distribute COFTE. Remove relocatables >20 years old. Site Improvement : Other - This will be a non-traditional roofing project as described below. The existing roofs are leaking and deteriorating with major rusting, including the soffit system. The new roof design will include a standing seam metal roof to go over the existing roof and includes new soffits and end walls. Items such as lightning protection and low voltage (cameras, speakers, antennas) will be removed and reinstalled. Items such as louvers will remain and have a new trim detail that abuts them. The cost for this project is \$8,000,000.00.</p>		

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
\$0	\$0	\$0	\$8,000,000	\$130,000	\$0	\$0
Estimated Total Project Cost					\$8,130,000	

**LAUREL NOKOMIS
SCHOOL**

	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
Remodeling 2026	55	99	Removed NSF (11205), Added NSF (0), Difference NSF (11205), Percent (100%), Removed Stations (271), Added Stations (0) Remodeling: Adding and Removing Room 635 (769 NSF), Room 635A (35 NSF), Room 635B (14 NSF), Room 636 (769 NSF), Room 636A (35 NSF), Room 636B (14 NSF), Room 642 (769 NSF), Room 642A (35 NSF), Room 642B (14 NSF), Room 690 (755 NSF), Room 690A (40 NSF), Room 690B (14 NSF), Room 691 (755 NSF), Room 691A (40 NSF), Room 691B (14 NSF), Room 692 (755 NSF), Room 692A (40 NSF), Room 692B (14 NSF), Room 693 (755 NSF), Room 693A (40 NSF), Room 693B (14 NSF), Room 713 (755 NSF), Room 713A (40 NSF), Room 713B (14 NSF), Room 780 (734 NSF), Room 780A (50 NSF), Room 781 (734 NSF), Room 781A (50 NSF), Room 783 (734 NSF), Room 783A (50 NSF), Room 784 (734 NSF), Room 784A (50 NSF), Room 785 (734 NSF), Room 785A (50 NSF), Room 895 (733 NSF), Room 895A (53 NSF)	-11,205	-271	\$130,000	\$12	\$0

District Name: SARASOTA COUNTY SCHOOL DISTRICT

Survey: Number 5 - Version 2

Facility Name: TAYLOR RANCH ELEMENTARY

Address: 2500 TAYLOR RANCH TRAIL, VENICE

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	ELEMENTARY	ELEMENTARY
Low Grade	PRE-K E S E	PRE-K E S E
High Grade	GRADE 5	GRADE 5
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	781	0	781
Reloc. Stations	393	-285	108
Mod. Stations	0	0	0
Total Stations	1,174	-285	889
Utilization Factor	100%		100%
School Capacity	1,174		889
COFTE Student Membership	805		557
Survey Annotation	This school is pulled into spot 5.2 to distribute COFTE. Remove Leased relocatables and relocatables >20 years old.		

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
\$0	\$0	\$0	\$0	\$676,500	\$0	\$0
Estimated Total Project Cost					\$676,500	

TAYLOR RANCH ELEMENTARY	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
Remodeling 2026	50	96	Removed NSF (902), Added NSF (0), Difference NSF (902), Percent (100%), Removed Stations (0), Added Stations (0) Remodeling: Adding and Removing Room 234 (451 NSF), Room 235 (451 NSF)	-902	0	\$45,100	\$50	\$0

**TAYLOR RANCH
ELEMENTARY**

	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
Remodeling 2026	50	99	Removed NSF (12628), Added NSF (0), Difference NSF (12628), Percent (100%), Removed Stations (285), Added Stations (0) Remodeling: Adding and Removing Room 668 (740 NSF), Room 668A (36 NSF), Room 668B (14 NSF), Room 682 (755 NSF), Room 682A (40 NSF), Room 682B (14 NSF), Room 683 (755 NSF), Room 683A (40 NSF), Room 683B (14 NSF), Room 698 (755 NSF), Room 698A (40 NSF), Room 698B (14 NSF), Room 803 (734 NSF), Room 803A (50 NSF), Room 806 (734 NSF), Room 806A (50 NSF), Room 867 (743 NSF), Room 867A (51 NSF), Room 880 (743 NSF), Room 880A (51 NSF), Room 901 (733 NSF), Room 901A (53 NSF), Room 902 (733 NSF), Room 902A (53 NSF), Room 956 (733 NSF), Room 956A (53 NSF), Room 957 (733 NSF), Room 957A (53 NSF), Room 961 (726 NSF), Room 961A (49 NSF), Room 962 (726 NSF), Room 962A (49 NSF), Room 963 (726 NSF), Room 963A (49 NSF), Room 983 (733 NSF), Room 983A (53 NSF)	-12,628	-285	\$631,400	\$50	\$0