

# 2024-2025

## Five-Year Capital Improvement Plan



**EVERY STUDENT.  
EVERY DAY!**



## Sarasota County School Board



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

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### **BOARD MISSION**

To Engage, Empower, and Elevate Every Student. Every Day.



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*Booker HS Visual Performing Arts Center*

# **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 38,000 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, K-8, and high schools; a gifted school for students in grades 2-12; a special needs school for students from Pre-K-12; and workforce and technical programs at Suncoast Technical College. The District is also home to 14 charter schools with whom the District shares capital resources. Through these schools, the District produces graduates that are college or career ready.

In order to meet the current and future educational needs of the County, Sarasota County Schools must continually plan for the development, maintenance, and improvement of the District’s capital resources and facilities. The 2024/25 Five-Year Capital Improvement Plan (CIP) ensures that the District provides excellent educational services for students, residents and businesses by planning for current and future capital needs. The CIP plans for future school capital needs by: 1) confirming School Board planning goals and strategies, 2) assessing the condition of existing school facilities and capital resources, 3) evaluating current student needs and future enrollment demands, and 4) prioritizing capital improvement projects for funding through the capital budget. By planning for capital needs and demands, the CIP helps Sarasota County Schools ensure that they will have the capital assets to continue providing for the excellent educational services the students, citizens and businesses of Sarasota County expect.

## **2024/25 Planning Goals**

The foundation of the District’s capital planning efforts are the School Board’s five adopted planning goals and the District’s adopted Strategic Plan—Every Opportunity 2030. Both are fundamental components of the CIP as they help establish the basis upon which the CIP is developed. The goals provide direction about how future projects are to be assessed; identify what data needs to be evaluated; and set priorities for future planning efforts and projects that align with our Strategic Plan Goals and Priorities.

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

Meet the needs and demands of current and future students, 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 during the school day.

**Goal 5: Capital Improvement Funding.**

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

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

## **Board Priorities**

The 2024/25 Capital Improvement Plan establishes how the District will achieve the Board's capital planning goals by prioritizing capital projects based on facility needs, demands, and concerns. This year in the 2024/25 CIP the School Board has prioritized the provision of improvements to existing campuses and educational programs in Sarasota County. Specifically, the Board is focused on providing for the following priorities:

- Relieving growth and over-capacity in existing schools by constructing a new elementary school in Waterside at Lakewood Ranch;
- Ensuring Triad School facilities are able to accommodate all students and provide for the program needs of the school by renovating Facilities Building 29 for additional classroom and office spaces for the campus;
- Ensuring our facilities are operating efficiently and effectively through chiller and HVAC refresh projects at Glenallen Elementary, Heron Creek Middle and North Port High School;
- Ensuring our facilities are operating efficiently and effectively through a roof replacement project at Sarasota Middle School;
- Ensuring our facilities support the academic success of each child with a comprehensive safety and security program that effectively uses security technologies and infrastructure with a new weapons detection system at each of our campuses;
- Improving athletic facilities district-wide with new sand volleyball courts at each of our comprehensive high schools.

As a result of these projects, which are to be funded in the first year of the 2024/25 Five-Year CIP, Sarasota County Schools can ensure that it is providing exceptional education programs that meet or exceed the County's current and future needs.

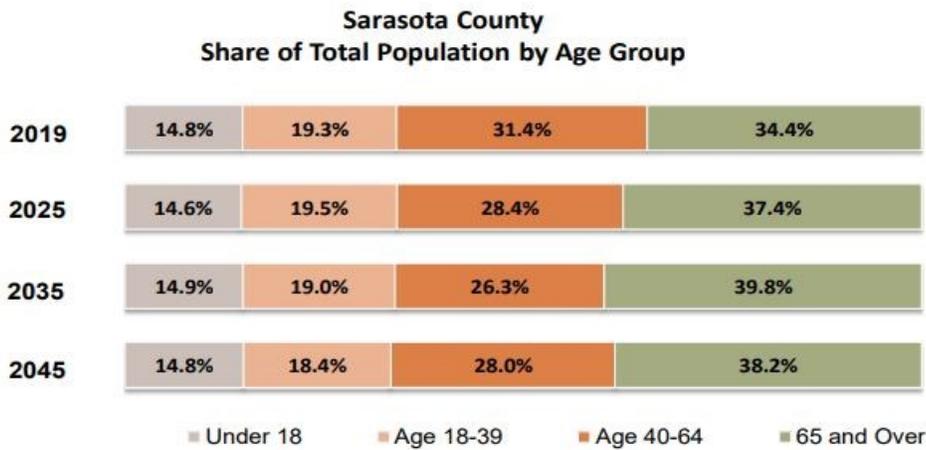


**Table 1: Key Sarasota County Demographics**

Population	464,223
Population 5 - 18 years old	64,248
Median Age	57.5 years
Average Household Size	2.11 persons
Households with Children Under 18	13.7%

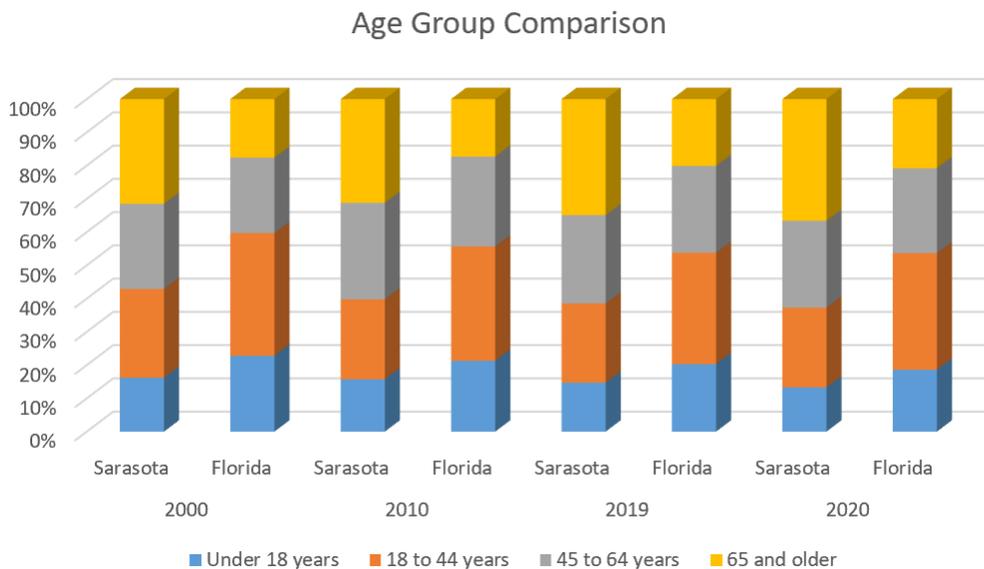
Source: Sarasota County Government Demographics

**Figure 1: Sarasota Age Distribution**



Source: Office of Economic & Demographic Research

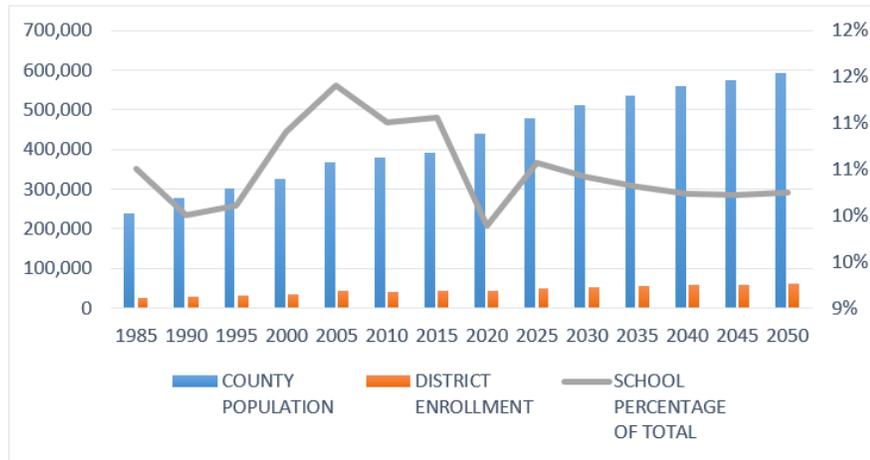
**Figure 2: Age Difference Sarasota County-State of Florida**



## School Growth in Sarasota County

Even though the population is predominantly older and Sarasota County Schools do have a low student generation rate, the growth in Sarasota County’s residential population will increase student enrollment. Traditional public and charter schools enrollment consistently equates to about an eleventh of the County’s overall residential population, though has dropped from a high of 12% in 1980 to 10% today (Figure 3).

Figure 3: Correlation of County Population—District Enrollment



Source: US Census, SC BoCC, SCS, BEBR January 2024 V57

As shown in Table 2, since 1985, school enrollment has averaged 11% of the overall County population ranging from a high of 11% in 1985 to a low of 10% in 2020. The District expects the percentage of students to overall population will remain consistent in this range.

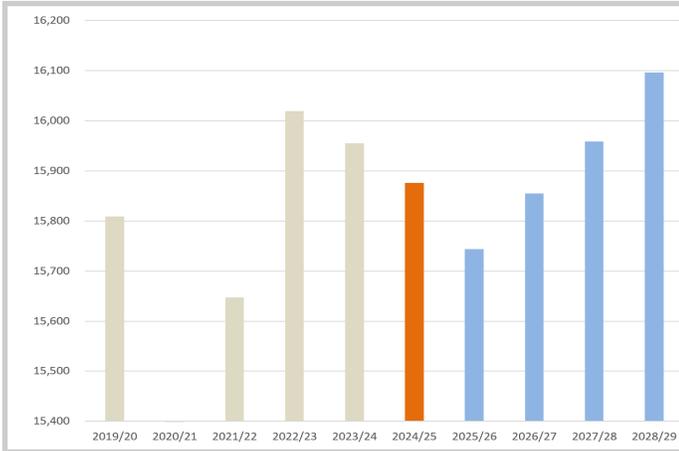
Table 2: Relationship between County Population and Student Enrollment

YEAR	COUNTY POPULATION	DISTRICT ENROLLMENT	SCHOOL PERCENTAGE OF TOTAL
1985	238,013	24,920	11%
1990	277,776	27,715	10%
1995	301,528	30,423	10%
2000	325,957	35,611	11%
2005	367,867	41,861	11%
2010	379,448	40,695	11%
2015	392,090	43,357	11%
2020	438,816	43,386	10%
2025	479,000	50,641	11%
2030	510,100	53,092	10%
2035	536,100	55,245	10%
2040	558,300	57,150	10%
2045	575,700	58,850	10%
2050	591,200	60,550	10%

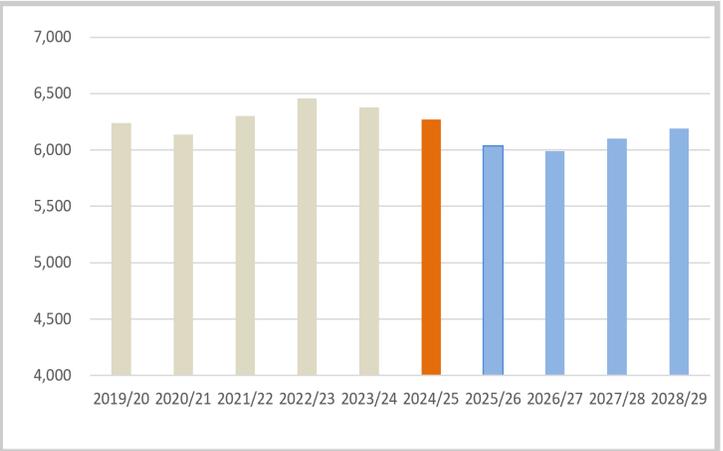
Source: County Population BEBR January 2024 V57

The following charts show expected five-year growth of traditional public schools and charter schools as well as the relationship between traditional public and charter schools. Note: the gray bars in the figures below represent the current and previous school years. The orange represents the 2024/25 CIP execution year, and the blue represents the 2024/25 CIP Programmed Funding Years.

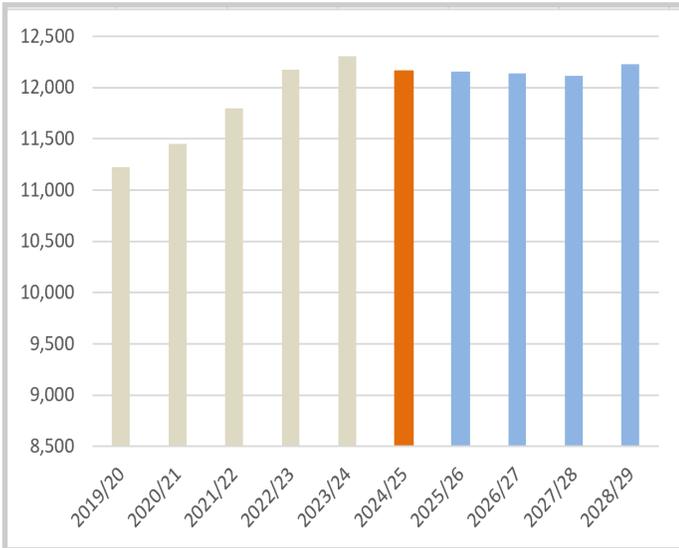
**Figure 4: Traditional Elementary Student Enrollment**



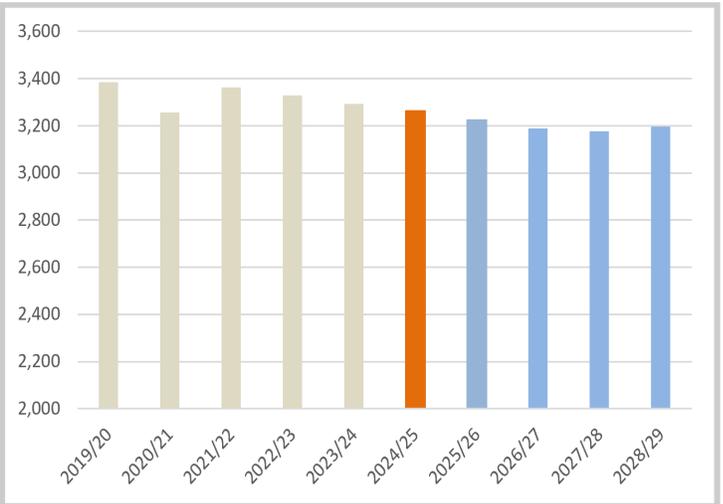
**Figure 5: Traditional Middle School Student Enrollment**



**Figure 6: Traditional HS Student Enrollment**

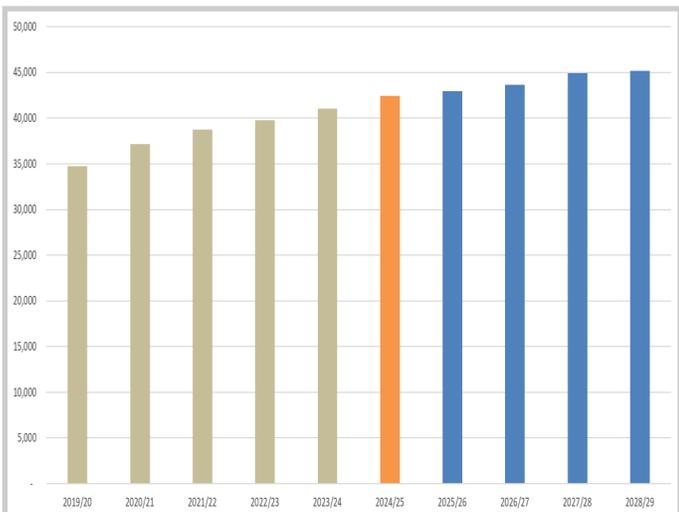


**Figure 7: Traditional Special School Student Enrollment**



*Note: Special schools are Laurel-Nokomis, Oak Park, Pine View, and*

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



**Figure 9: Charter School Student Enrollment**

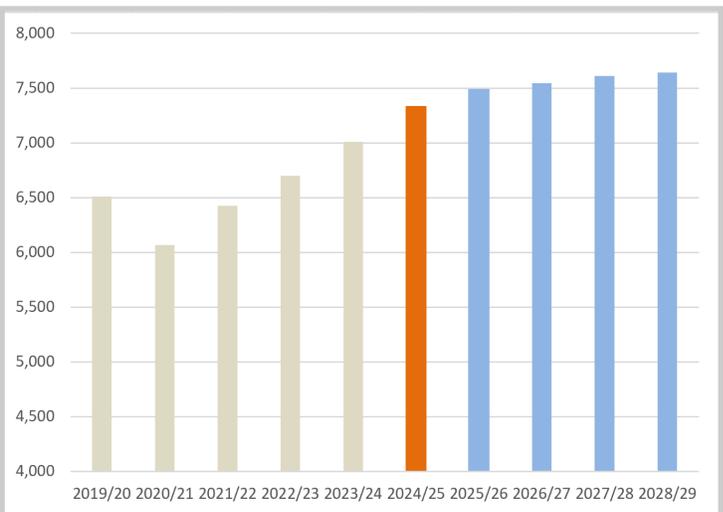


Figure 10: Traditional Public to Charter School Student Enrollment

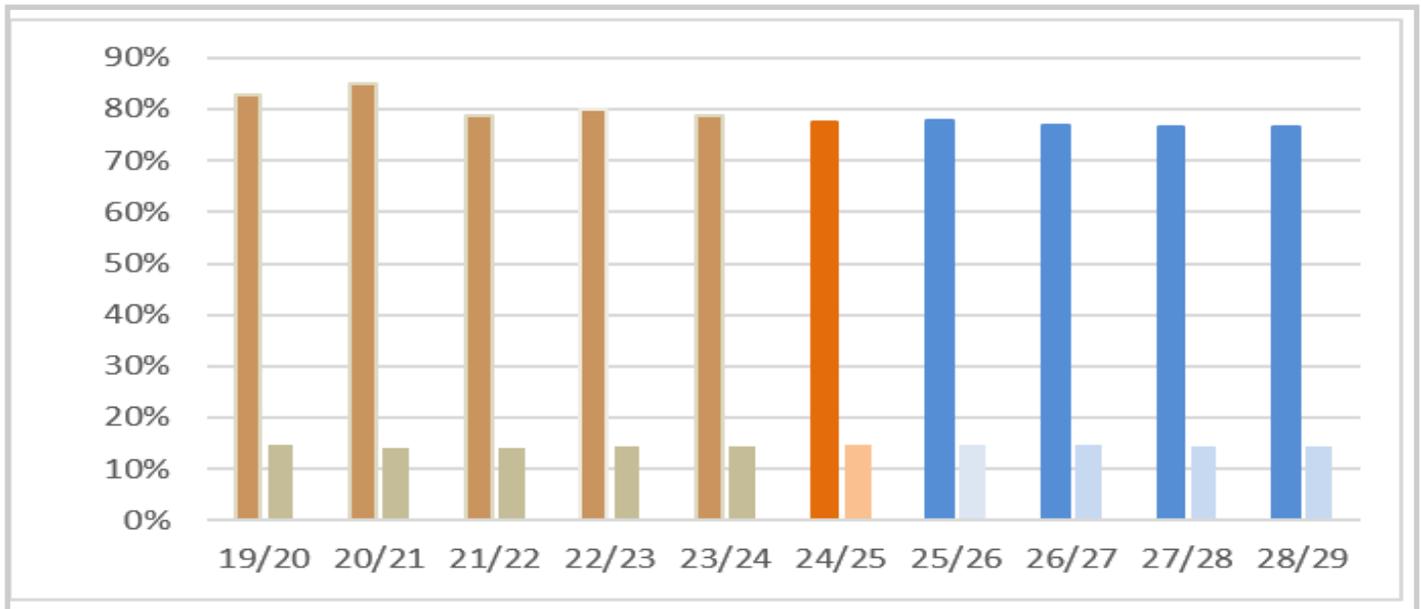


Table 3: Relationship between Traditional Public and Charter School Enrollment

		Enrollment Traditional Schools									
School Year		19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
All Students	Enrollment	44,125	43,421	45,328	46,663	48,248	49,962	50,641	51,428	52,304	53,047
	% of Enrollment	83%	85%	79%	80%	79%	78%	78%	77%	77%	77%
Traditional Public	Enrollment	36,594	36,852	35,700	37,305	38,026	38,802	39,349	39,575	40,058	40,640
	% of Enrollment	83%	85%	79%	80%	79%	78%	78%	77%	77%	77%
Charter Schools	Enrollment	6,510	6,066	6,427	6,701	7,008	7,330	7,484	7,545	7,609	7,640
	% of Enrollment	15%	14%	14%	14%	15%	15%	15%	15%	15%	14%

**Capacity**

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

Capacity Table: The District’s current inventory of traditional schools, permanent FISH capacity, permanent program capacity, and available capacity for 2024/25 as well as projected capacity for 2025/26 thru 2028/29 are presented in Table 4. Data notes:

- *Garden Elementary:* The completion of a new Garden Elementary campus will improve deteriorating conditions in current permanent classroom spaces and replace the portables with permanent classroom space as well as add additional capacity at the elementary level for south county growth.
- *Special Schools are Pine View, Oak Park, and alternative schools:* Are special program schools that have District-wide attendance zones and therefore are not included within the capacity totals by school level .
- *Middle School and High School Levels:* Do not include the Englewood community south of Manasota Beach Road as those areas are currently districted to the Charlotte County School District. It is the District’s goal to return these students to Sarasota County Schools with the addition of new school capacity.

Table 4: Sarasota School Inventory and Projected Capacity

5-Year Projected Available Capacity							
School Name	Permanent Capacity	23/24 Month 2 Enrollment*		24/25 Enrollment Projections**		28/29 Enrollment Projections**	
	DOE FISH	Enrollment	Available Capacity	Projection***	Available Capacity	Projection***	Available Capacity
Available Elementary School Capacity							
Alta Vista	848	476	372	443	405	350	498
Ashton	734	983	-249	984	-250	1007	-273
Atwater	1028	857	171	872	156	936	92
Bayhaven	651	578	73	576	75	559	92
Brentwood	984	561	423	561	423	480	504
Cranberry	761	776	-15	769	-8	808	-47
Emma E Booker	764	433	331	404	360	390	374
Englewood	698	553	145	526	172	420	278
Fruitville	985	745	240	738	247	720	265
Garden	482	515	-33	488	-6	452	30
Glenallen	930	761	169	788	142	810	120
Gocio	584	633	-49	647	-63	639	-55
Gulf Gate	913	624	289	620	293	611	302
Lakeview	594	728	-134	704	-110	675	-81
Lamarque	1069	1076	-7	1150	-81	1245	-176
Phillippi Shores	731	707	24	707	24	740	-9
Southside	826	682	144	675	151	642	184
Tatum Ridge	756	831	-75	849	-93	987	-231
Taylor Ranch	781	880	-99	862	-81	889	-108
Toledo Blade	853	793	60	789	64	803	50
Tuttle	849	684	165	687	162	789	60
Venice	766	631	135	630	136	620	146
Wilkinson	786	429	357	405	381	426	360
<b>Totals</b>	<b>18373</b>	<b>15936</b>	<b>2437</b>	<b>15874</b>	<b>2499</b>	<b>15998</b>	<b>2375</b>

Table 4: Sarasota School Inventory and Projected Capacity

School Name	Permanent Capacity	23/24 Month 2 Enrollment*		24/25 Enrollment Projections**		28/29 Enrollment Projections**	
	DOE FISH	Enrollment*	Available Capacity	Projection***	Available Capacity	Projection***	Available Capacity
<b>Available Middle School Capacity</b>							
Booker MS	1823	955	868	892	931	720	1103
Brookside MS	1514	700	814	728	786	809	705
Heron Creek MS	1577	905	672	933	644	1023	554
McIntosh MS	1241	763	478	703	538	732	509
Sarasota MS	1413	1310	103	1295	118	1238	175
Venice MS	1024	730	294	699	325	588	436
Woodland MS	1442	1015	427	1019	423	1077	365
<b>Totals</b>	<b>10034</b>	<b>6378</b>	<b>3656</b>	<b>6269</b>	<b>3765</b>	<b>6187</b>	<b>3847</b>
<b>Available High School Capacity</b>							
Booker HS	1536	1401	135	1412	124	1415	121
North Port HS	2784	2577	207	2525	259	2440	344
Riverview HS	2671	2682	-11	2686	-15	2702	-31
Sarasota HS	2436	2514	-78	2423	13	2347	89
Venice HS	2156	2563	-407	2537	-381	2776	-620
<b>Totals</b>	<b>11583</b>	<b>11737</b>	<b>-154</b>	<b>11583</b>	<b>0</b>	<b>11680</b>	<b>-97</b>
<b>Available Special Schools Capacity</b>							
Laurel Nokomis	1471	1399	72	1380	91	1239	232
Pineview	2327	1675	652	1663	664	1734	593
Suncoast Poly	485	566	-81	576	-91	546	-61
Oak Park	606	218	388	219	387	226	380
<b>Totals</b>	<b>4889</b>	<b>3858</b>	<b>1031</b>	<b>3838</b>	<b>1051</b>	<b>3745</b>	<b>1144</b>
<b>Grand Totals</b>							
<b>Grand Totals</b>	<b>44879</b>	<b>37909</b>	<b>6970</b>	<b>37564</b>	<b>7315</b>	<b>37610</b>	<b>7269</b>

\* Current Enrollment is based on the 40-Day counts for the 2023/24 school year

\*\* Projections from Finance 4/12/24, includes a growth factor

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



North Port HS Athletic Fields

## **Chapter 2: Goals and Objectives**

### ***Strategies for Achieving Educational Excellence***

## **Introduction**

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

Included in this chapter is a section that shows how each project included within the 2024/25 Five-Year Capital Improvement Plan meets the District capital planning goals. Emergencies, funding, and competing priorities may change the projects actually completed in years two through five.

## **Sustainability**

An intentional focus on environmental sustainability is a priority in all aspects of district and school operations (i.e. electric school buses, electric-powered lawn maintenance, high-performance buildings, agriculture programs, farm to table, chemical-free pesticides, etc.) Sustainability is interwoven in each of the projects included in the 2024/25 Capital Improvement Plan.

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

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

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

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

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

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

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

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

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

### **Goal 1 Projects:**

The following details those projects scheduled to be funded in the 2024/25 CIP as well as those planned for the following four years—2025/26, 2026/27, 2027/28 and 2028/29—to implement Goal 1.

#### Projects Scheduled for Funding Starting in 2024/25:

- New Construction Lakewood Ranch Elem K-5, \$91,000,000 total budgeted
- Sand Volleyball Courts, \$2,120,000 total budgeted
- Triad Building 29 Renovation, \$1,500,000 total budgeted
- Oak Park Shared-Use Field with Sarasota County, \$500,000 (from County funding)
- Central County K-8 Shared-Use Track & Field with Sarasota County, \$724,000 (from County funding)

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

- Englewood Replace Buildings 4 & 5, \$20,620,000 total budgeted
- Land Purchases, \$24,000,000 total budgeted
- New Construction K-8 School Wellen Park, \$107,000,000 total budgeted
- New Construction North Port Elementary, \$117,128,000 total budgeted
- New Construction North Port High School, \$300,140,500 total budgeted
- Riverview High School Aquadome, \$14,641,000 total budgeted
- STC North Port Phase III, \$16,000,000 total budgeted
- STC/Polytech Campus Cafetorium w/2 classrooms, \$9,500,000 total budgeted

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

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

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

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

- a. Are operating efficiently and effectively;
- b. Meet the educational needs and demands of the District’s students and educators; and

- c. Provide safe, up-to-date facilities that meet diverse program needs.

Objective 2.2. Preventative Maintenance Schedule. Ensure the District’s capital assets are well kept by implementing preventative maintenance schedules for each capital asset and addressing projects related to all appropriate assets including the following resources:

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

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

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

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

## **Goal 2 Projects:**

The following details projects scheduled to be funded in the 2024/25 CIP as well as those planned for the following four years—2025/26, 2026/27, 2027/28 and 2028/29—to implement Goal 2.

### Projects Scheduled for Funding Starting in 2024/25

- Facilities maintenance, renovation, and replacement projects as funded through the capital budget
- Glenallen Chillers, \$1,500,000 total budgeted
- Heron Creek Chillers, \$3,000,000 total budgeted
- McIntosh Ag Building Phase 2, \$4,000,000 total budgeted
- North Port High HVAC & Science Wing Refresh, \$80,020,000 total budgeted
- Oak Park Wing Renovation, \$15,120,955 total budgeted
- Sarasota Middle Reroof, \$21,389,841 total budgeted

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

- Laurel Nokomis Reroof, \$13,437,081 total budgeted
- Oak Park Reroof, \$11,750,666 total budgeted

### **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. 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 2024/25 CIP as well as those planned for the following four years— 2025/26, 2026/27, 2027/28 and 2028/29—to implement Goal 3.

#### Projects Scheduled for Funding Starting in 2024/25:

- Safety & Security maintenance, renovation, and replacement projects as funded through the capital budget.
- Installation of OmniAlert AI gun detection software.
- Installation of OpenGate weapons detection systems, \$2,300,100 total budgeted

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

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

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

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

Objective 4.2. Classroom and School Technology Equipment. Improve the overall educational experience of our students and staff through classroom and school technology equipment that puts technology tools (e.g.: projectors, interactive panels, student response devices, voice enhancement systems, document cameras, and interactive teaching peripherals) in the hands of our students and staff. Particular emphasis shall be on:

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

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

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

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

The following details projects scheduled to be funded in the 2024/25 CIP as well as those planned for the following four years— 2025/26, 2026/27, 2027/28 and 2028/29—to implement Goal 4.

##### Projects Scheduled for Funding Starting in 2024/25:

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

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

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

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

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

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

- a. Completing an annual assessment of potential capital projects to ensure that current and future capital assets meet the District's establish strategic goals, are properly accounted for in the District's budgeting practices, and achieve previously established project priorities;
- b. Evaluating potential projects for inclusion in the Five-year CIP according to criteria that considers issues related to: need to correct deficiency, repair or replace facility, accommodate new growth; project location and student considerations; community interests and demands; projected estimated cost and fiscal capabilities; and priority ranking relative to other proposed projects and capital needs; and
- c. Ensuring that the District does not add new projects to the Five-year CIP unless there is an overriding demonstrated need for the project, new funding revenues are found that help finance the project, or the project is shown to meet a strategic goal of the District.

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

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

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

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

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

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

## **Goal 5 Projects:**

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

- The District plans to borrow, through Certificates of Participation (COP) as follows:
  1. \$73,000,000 in 2025-26 to fund the construction of the new Elementary School in Lakewood Ranch.
  2. \$224,128,000 in 2027-28 to fund the construction of the new K-8 School in Wellen Park and new Elementary School in the Woodlands of North Port.
  3. \$300,140,500 in 2028-29 to fund the construction of the new High School in the Woodlands of North Port.



*Gocio Wing—Near Completion*

## **Chapter 3: Key Planning Issues**

*Moving Forward*

## **Introduction**

This report has highlighted the CIP planning process including the goals that guide the process, the tools staff uses to objectively evaluate the condition and need for capital improvements, the need to address immediate concerns, and the demographic and growth conditions which Sarasota County Schools must address in order to ensure there is sufficient capacity to meet the levels of service for education. 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 2024/25 Five-Year Capital Improvement Plan. These issues, along with the Board's established goals and priorities, are the basis for making current capital budget recommendations. These issues help set the framework for evaluating capital projects and making current capital budgetary recommendations.

## **Current Planning Issues**

**School Safety and Security:** The Sarasota County School Board will continue to focus on physical safety and security in the 2024/25 school year adding additional layers of physical security systems across the district. During the 2024/25 school year, all security cameras at all school sites will be outfitted with gun detection AI technology. In addition, OpenGate gun detection systems will be purchased and installed on all high school and middle school campuses. During the 2025/26 school year, the district will install OpenGate gun detection systems at all elementary schools. This represents over \$3 million in capital investment in safety and security hardening.

**Capacity Demands from Growth:** Growth in Sarasota County remains strong as many local governments are experiencing higher than ever permitting. Lakewood Ranch and Wellen Park have been among the country's top selling communities for over four years. This growth will result in a need for new school capacity—particularly at the elementary and high school levels. In the last few years, the District purchased a site in central county on Lorraine Rd where a new K-8 school is under construction and scheduled to open in August 2025, as well as a site in Wellen Park where a new high school is under construction and scheduled to open in August 2026. The contract for a new elementary school site in Lakewood Ranch is being finalized with design and construction starting in 2024-25 budget year. In addition, sites for a multi-grade level school in Lakewood Ranch and a K8 in Wellen Park have been purchased and area development is being monitored. The Planning Department, in coordination with our municipal and county planning partners and District Capital Projects Team, will continue to monitor new capacity demands on an ongoing basis in order to assess the impacts of new development on traditional school capacity.

**Portable Capacity:** Over the last decade, the District has significantly reduced its reliance on relocatable classrooms. At the same time, we are using portables for 1) swing space on campus refresh projects at campuses including Bay Haven and Sarasota High; 2) addressing growth and school enrollment needs at campuses including Lakeview, Laurel Nokomis, Tatum Ridge, Taylor Ranch and Toledo Blade; 3) community-based education resources at campuses such as Emma Booker; and 4) accommodating growth of the Pre-K program district-wide.

**Planning and Construction Implications of Florida Statute:** Previous and recent changes to Florida Statutes regarding school facility planning and construction relieve some key requirements the State had placed on school districts regarding new construction and renovations. Specifically these changes 1) eliminate the need for an educational plant survey for K-12 public schools, 2) update the definition of cost per student station, 3) add flexibility in determining the cost of student station during construction, and 4) remove sanctions for Districts not in

compliance with the statute.

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

**Taxable Values:** The District capital budget is built on a budget that estimates for the 2024/25 FY \$113,328,634,493 in overall taxable values, which is an increase of 5% over 2023 certified taxable value; a levy of 1.5 mils, \$163,063,634 is budgeted to support capital projects. In years 2025-26 through 2028-29, the District assumes a modest 5% growth rate in property values each year. The District projects sales tax collections will also modestly increase at 3% over each of the next five years.

### **Future Planning Considerations**

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

**Redistricting:** The growth of schools is not impacting all schools at the same rate—and for some schools it is not impacting them at all. In order to ensure that the District utilizes its facilities most efficiently, one of the issues that will have to be assessed is how the redistricting of schools could help the District better manage and absorb the impacts of growth. As such, the Planning Department will be leading a discussion of District and school administrators, Capital Planning Team members, local planning partners, and community stakeholders about how redistricting could be used as an effective tool to help address the growth of our schools.

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

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

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

*Project Alignment with Board CIP Goals and Strategic Plan:* Over the next five years the demands for project funding in the capital program will exceed the revenue. This will be a direct result of several factors:

*Charter School Payments* - Increased percentage of the overall capital budget is legally obligated to charter schools. The transfer of the available revenue to charter schools will exceed \$39 million in year five of the CIP. In previous years, Charter Schools received \$250 per FTE. Moving forward, as reflected in this capital plan, the Board is required to share capital millage in their proportionate share, starting with 20% this year, 40% next year, 60% the following year until we reach 100%. In addition, we are now required to share sales tax revenue with Charter Schools.

*Growth* – Although the district is projecting a minor dip in growth this next year, several areas of the county continue to grow driving the need to build new schools and expand capacity at existing schools throughout this 5-year plan.

*Cost of Construction* – Although cost growth in some raw materials and construction supplies has leveled out, the cost of labor and other products continues to skyrocket. In fact, the cost per student station for an elementary school was \$27,716 in 2009 when Atwater Elementary was built and, in our newest project, Garden Elementary School, the cost per student station is projected to be \$84,211. This represents a 204% increase over a 15-year period.

These factors will limit the Board’s flexibility to spend capital dollars in areas other than those goals designated in sections 1-5 of this CIP. Projects aligned to meet the growth of the student population and projects focused on asset preservation will have to take precedence over others to maintain the overall condition of the building assets.



Wellen Park HS—Under Construction

## 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, superintendent, assistant superintendents, chiefs, executive directors, 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.

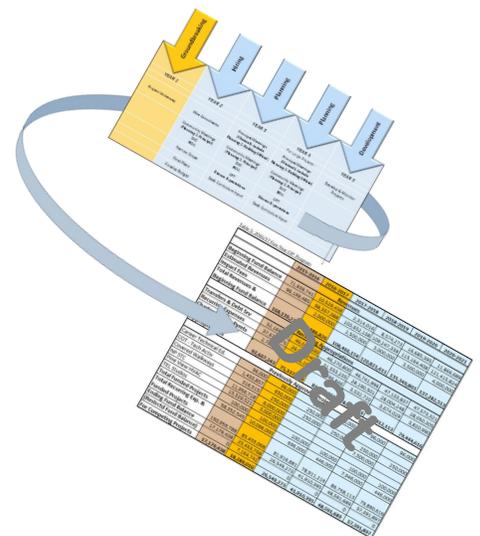
The determination of which projects should be recommended for CIP funding is done by the Capital Projects Team, facilitated by the Planning Department and consisting of the Chief Operating Officer, Chiefs of Elementary, Middle and High Schools, Executive Directors, and Department Staff from Construction,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

## Capital Planning Process

The Five-year CIP process seeks to establish planning priorities and budget for a five-year schedule — this year from the 2024/25 SY through the 2028/29 SY. Projects scheduled in the first year of the CIP (2024/25) are deemed the most important capital project priorities. Such projects are considered funded or programmed and generally these projects do not change. Projects in the second through fifth years are considered planned projects. As depicted below, years two through five are when project planning, scope development, construction design, and contractor hiring are being done in order to ensure projects are ready for groundbreaking in year one. Completing this capital planning process in years two through five ensures that changes to the project schedule occur during the program years in order to minimize the impact they have on the final adopted capital budget and maximize the effectiveness of the overall Five-Year Capital Program.

Figure 11: CIP Planning Process:

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



## 2024/25 Five-Year Capital Program

The following 2024/25 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 in the orange colored column are to be included in the 2024/25 fiscal year capital budget;
- This CIP budget is for planning purposes only, the final capital budget is adopted in the District's annual budget.

Table 5: 2024/25 Five-Year CIP Program

Revenues	2024-25 Tentative Budget	2025-26 Projected Budget	2026-27 Projected Budget	2027-28 Projected Budget	2028-29 Projected Budget
State and Local Revenues	\$228,848,205	\$222,058,225	\$231,808,589	\$241,973,730	\$252,623,591
Bond Proceeds	\$0	\$73,000,000	\$0	\$224,128,000	\$300,140,500
Beginning Fund Balance	\$80,671,705	\$72,000,205	\$61,401,123	\$109,661,583	\$152,742,443
Less Appropriations (Below)	\$237,519,705	\$305,657,308	\$183,548,129	\$423,020,870	\$587,701,661
<b>Ending Fund Balance</b>	<b>\$72,000,205</b>	<b>\$61,401,123</b>	<b>\$109,661,583</b>	<b>\$152,742,443</b>	<b>\$117,804,873</b>

Appropriations	5 year Forecast	2024-25 Tentative Budget	2025-26 Projected Budget	2026-27 Projected Budget	2027-28 Projected Budget	2028-29 Projected Budget
<b>Capital Projects Existing</b>	<b>\$382,202,912</b>	<b>\$103,590,525</b>	<b>\$155,894,385</b>	<b>\$33,905,412</b>	<b>\$31,512,702</b>	<b>\$57,299,888</b>
Charter School Capital Outlay 3279	\$112,352,016	\$10,518,138	\$18,310,894	\$18,710,394	\$31,512,702	\$33,299,888
Bay Haven Bldg #1 Renovations 4612	\$5,000,000	\$5,000,000	\$0	\$0	\$0	\$0
Glenallen Chillers 4503	\$1,500,000	\$1,500,000	\$0	\$0	\$0	\$0
Heron Creek Chillers 4502	\$3,000,000	\$3,000,000	\$0	\$0	\$0	\$0
Lakewood Ranch Elem K-5 4656	\$91,000,000	\$6,000,000	\$85,000,000	\$0	\$0	\$0
Land Purchases 5660	\$24,000,000	\$0	\$0	\$0	\$0	\$24,000,000
McIntosh Ag Building 3141	\$4,000,000	\$4,000,000	\$0	\$0	\$0	\$0
NPHS HVAC & Science Wing Refresh 4505	\$80,020,000	\$59,020,000	\$21,000,000	\$0	\$0	\$0
Oak Park Wing Renovations 3212	\$15,120,955	\$6,982,446	\$3,443,491	\$4,695,018	\$0	\$0
Sand Volleyball Courts 3229	\$2,120,000	\$800,000	\$1,320,000	\$0	\$0	\$0
Sarasota Middle Reroof 4535	\$21,389,841	\$1,389,841	\$15,000,000	\$5,000,000	\$0	\$0
STC - Phase 3 3393	\$16,000,000	\$0	\$10,500,000	\$5,500,000	\$0	\$0
TRIAD Building 29 Renovation 4624	\$400,000	\$400,000	\$0	\$0	\$0	\$0
Venice High Stadium Enhancements 3230	\$4,000,000	\$4,000,000	\$0	\$0	\$0	\$0
Weapons Detection System 4011	\$2,300,100	\$980,100	\$1,320,000	\$0	\$0	\$0
<b>Capital Projects Future</b>	<b>\$594,217,247</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,120,000</b>	<b>\$235,003,333</b>	<b>\$357,093,914</b>
Englewood Elementary Replace Bldg 4 & 5	\$20,620,000	\$0	\$0	\$2,120,000	\$9,500,000	\$9,000,000
Laurel Nokomis Roof	\$13,437,081	\$0	\$0	\$0	\$0	\$13,437,081
North Port Elementary School (Woodlands)	\$117,128,000	\$0	\$0	\$0	\$117,128,000	\$0
North Port High School (Woodlands)	\$300,140,500	\$0	\$0	\$0	\$0	\$300,140,500
Oak Park Reroof	\$11,750,666	\$0	\$0	\$0	\$1,375,333	\$10,375,333
Riverview High School Aquadome	\$14,641,000	\$0	\$0	\$0	\$0	\$14,641,000
STC/Polytech Campus Cafetorium w/2 Classrooms	\$9,500,000	\$0	\$0	\$0	\$0	\$9,500,000
Wellen Park K-8 School	\$107,000,000	\$0	\$0	\$0	\$107,000,000	\$0
<b>Recurring Costs</b>	<b>\$280,139,616</b>	<b>\$46,045,326</b>	<b>\$60,797,385</b>	<b>\$59,211,042</b>	<b>\$60,298,402</b>	<b>\$53,787,462</b>
<b>Transfers To General Fund</b>	<b>\$207,564,821</b>	<b>\$39,845,945</b>	<b>\$41,929,719</b>	<b>\$41,929,719</b>	<b>\$41,929,719</b>	<b>\$41,929,719</b>
<b>Transfers to Debt Service</b>	<b>\$273,323,076</b>	<b>\$48,037,909</b>	<b>\$47,035,819</b>	<b>\$46,381,956</b>	<b>\$54,276,714</b>	<b>\$77,590,678</b>
<b>Grand Total</b>	<b>\$1,737,447,672</b>	<b>\$237,519,705</b>	<b>\$305,657,308</b>	<b>\$183,548,129</b>	<b>\$423,020,870</b>	<b>\$587,701,661</b>

Table 6: 2024 Planning Matrix

The Planning Matrix allows the District to objectively evaluate project priorities across all District owned properties

#	School	School Type	Signif Capacity Needs	Duration of Over- Capacity	Average Age of Relocatables	Projected 5- Year Core Status	Cost of Maint. Proj Pending	Utility Costs	Years' Capital Invest	Facility Condition Index	2024 Ranking
1	Garden ES	Elementary	5	5	5	0	25	6	8	20	74
2	Sarasota HS	High	3	0	2	0	25	4	0	20	54
3	Laurel Nokomis K-8	Other	2	3	5	0	20	4	6	12	52
4	Oak Park K-12	Special	1	0	4	0	25	4	2	16	52
5	Bay Haven ES	Elementary	2	0	0	0	25	4	0	20	51
6	Ashton ES	Elementary	5	5	4	9	10	8	6	0	47
7	Southside ES	Elementary	1	0	5	0	20	8	8	4	46
8	Gocio ES	Elementary	5	4	5	3	15	4	0	8	44
9	North Port HS	High	1	0	0	0	25	2	0	16	44
10	Tuttle ES	Elementary	1	2	5	0	20	4	8	4	44
11	Tatum Ridge ES	Elementary	3	0	5	9	10	4	8	4	43
12	Taylor Ranch ES	Elementary	5	4	2	6	10	6	6	4	43
13	Sarasota MS	Middle	1	0	5	0	20	4	8	4	42
14	Englewood ES	Elementary	1	0	0	0	25	4	2	8	40
15	Triad Alternative	Alternative	0	0	0	0	10	4	10	16	40
16	Lakeview ES	Elementary	4	4	2	6	5	10	8	0	39
17	Venice ES	Elementary	1	0	5	0	15	2	8	4	35
18	Heron Creek MS	Middle	1	0	5	0	15	2	6	4	33
19	Lamarque ES	Elementary	2	0	1	6	10	6	8	0	33
20	McIntosh MS	Middle	1	0	5	0	15	2	6	4	33
21	Suncoast Poly HS	High	1	0	5	6	10	2	8	0	32
22	Toledo Blade ES	Elementary	2	1	5	0	10	2	8	4	32
23	Venice HS	High	1	0	0	9	15	4	2	0	31
24	Woodland MS	Middle	0	0	0	0	15	0	8	8	31
25	Wilkinson ES	Elementary	0	0	0	0	10	6	8	4	28

Table 6: 2024 Planning Matrix

#	School	School Type	Signif Capacity Needs	Duration of Over- Capacity	Average Age of Relocatables	Projected 5- Year Core Status	Cost of Maint. Proj Pending	Utility Costs	Past Five Years' Capital	Facility Condition Index	2024 Ranking
26	Brookside MS	Middle	0	0	0	0	15	2	8	0	25
27	Glenallen ES	Elementary	2	0	5	0	10	2	6	0	25
28	Alta Vista ES	Elementary	0	0	0	0	10	4	6	4	24
29	Cranberry ES	Elementary	2	0	0	3	5	6	8	0	24
30	Atwater ES	Elementary	0	0	0	0	10	0	8	4	22
31	Fruitville ES	Elementary	0	0	0	0	10	4	8	0	22
32	Emma E. Booker ES	Elementary	3	0	5	0	5	2	6	0	21
33	Phillippi Shores ES	Elementary	0	1	0	3	5	4	8	0	21
34	Venice MS	Middle	2	0	5	0	10	0	4	0	21
35	Booker HS	High	0	0	0	0	5	4	2	8	19
36	Booker MS	Middle	0	0	0	0	10	2	2	4	18
37	Brentwood ES	Elementary	0	0	0	0	10	6	0	0	16
38	Pine View 2-12	Other	0	0	0	0	5	6	0	4	15
39	STC-Main	STC	0	0	0	0	10	2	0	0	12
40	Gulf Gate ES	Elementary	0	0	0	0	5	0	6	0	11
41	Riverview HS	High	0	0	0	3	5	2	0	0	10
42	STC-North Port	STC	0	0	0	0	0	2	8	0	10
43	STC-Fire Academy	STC	0	0	0	0	0	0	0	0	0
<b>Weight</b>			<b>1</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>5</b>	<b>2</b>	<b>2</b>	<b>4</b>	



# Englewood Replace Bldgs 4 & 5

## CIP PROJECT SUMMARY

**Description**

**Scope:**  
 This project is to replace buildings 4 & 5 with new state-of-the-art structures due to age, maintenance costs and damage from Hurricane Ian.

**Project Status**  
 Planning

**Assessment**

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

**Condition:**  
 Evaluation by the Department of Education Office of Educational Facilities has determined that buildings 4 & 5 are beyond their useful life cycle and need to be replaced. These buildings also suffered flood damage due to Hurricane Ian.

**Funding**

**Budget:**  
 \$20,620,000 total budgeted:  
 \$2,120,000 budgeted in 2026/27  
 \$9,500,000 budgeted in 2027/28  
 \$9,000,000 budgeted in 2028/29

**CIP Funding Years:**  
 2026/27  
 2027/28  
 2028/29





# Glenallen Chillers

## CIP PROJECT SUMMARY

### Description

#### Scope:

Replace existing chiller and associated equipment.

#### Project Status

Planning

### Assessment

#### Goal:

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

#### Condition:

Aging equipment needs replacing.

### Funding

#### Budget:

\$1,500,000 total budgeted

#### CIP Funding Years:

2024/25





# Heron Creek Middle Chillers

## CIP PROJECT SUMMARY

### Description

#### Scope:

Replace existing chiller and associated equipment.

#### Project Status

Planning

### Assessment

#### Goal:

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

#### Condition:

Aging equipment needs replacing.

### Funding

#### Budget:

\$3,000,000

#### CIP Funding Years:

2024/25





# Land Purchases

## CIP PROJECT SUMMARY

### Description

#### Scope:

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

#### Project Status

Negotiations with developers and identification of sites.

### Assessment

#### Goal:

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

#### Condition:

New schools. Undeveloped land.

### Funding

#### Budget:

\$24,000,000 Total Budgeted

#### CIP Funding Years:

2028/29





# Laurel Nokomis Reroof

## CIP PROJECT SUMMARY

### Description

#### Scope:

Replace the roofing and the soffit on all buildings on Laurel Nokomis School.

#### Project Status

Planning and scope development.

### Assessment

#### Goal:

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

#### Condition:

Currently the roofing is at the end of its useful lifecycle and is in need of replacement.

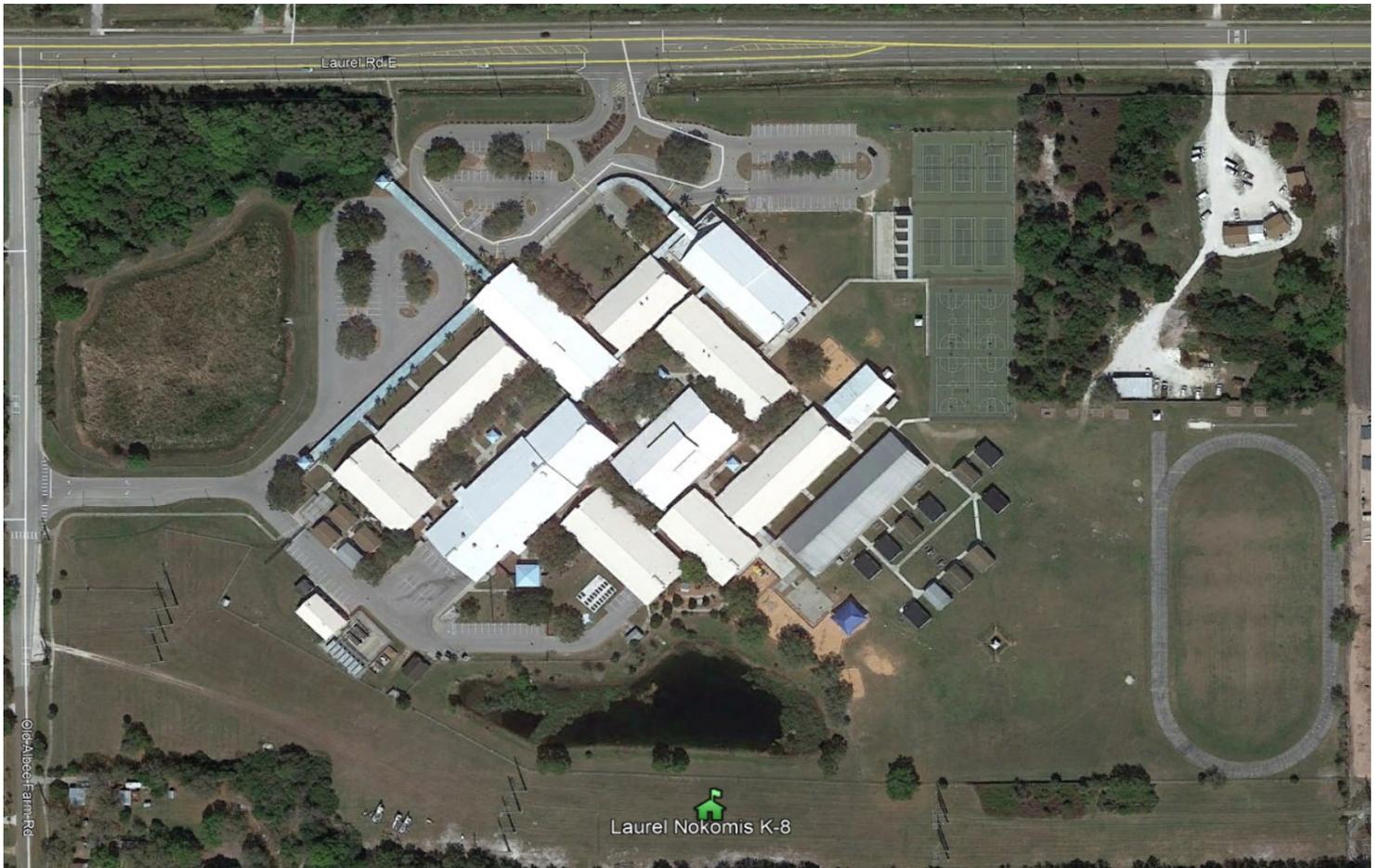
### Funding

#### Budget:

\$13,437,081 Total Budgeted

#### CIP Funding Years:

2028/29





# New Elementary School— Lakewood Ranch

## CIP PROJECT SUMMARY

### Description

#### Scope:

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

#### Project Status

Planning stage

### Assessment

#### Goal:

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

#### Condition:

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

### Funding

#### Budget:

\$91,000,000 Total Budgeted

\$6,000,000 budgeted in 2024/25

\$85,000,000 budgeted in 2025/26

#### CIP Funding Years:

2024/25

2025/26





# New Elementary School— North Port (Woodlands DRI)

## CIP PROJECT SUMMARY

### Description

#### Scope:

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

#### Project Status

Planning stage

### Assessment

#### Goal:

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

#### Condition:

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

### Funding

#### Budget:

\$117,128,000 Total Budgeted

#### CIP Funding Years:

2027/28





# New High School School— North Port (Woodlands DRI)

## CIP PROJECT SUMMARY

### Description

#### Scope:

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

#### Project Status

Planning stage

### Assessment

#### Goal:

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

#### Condition:

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

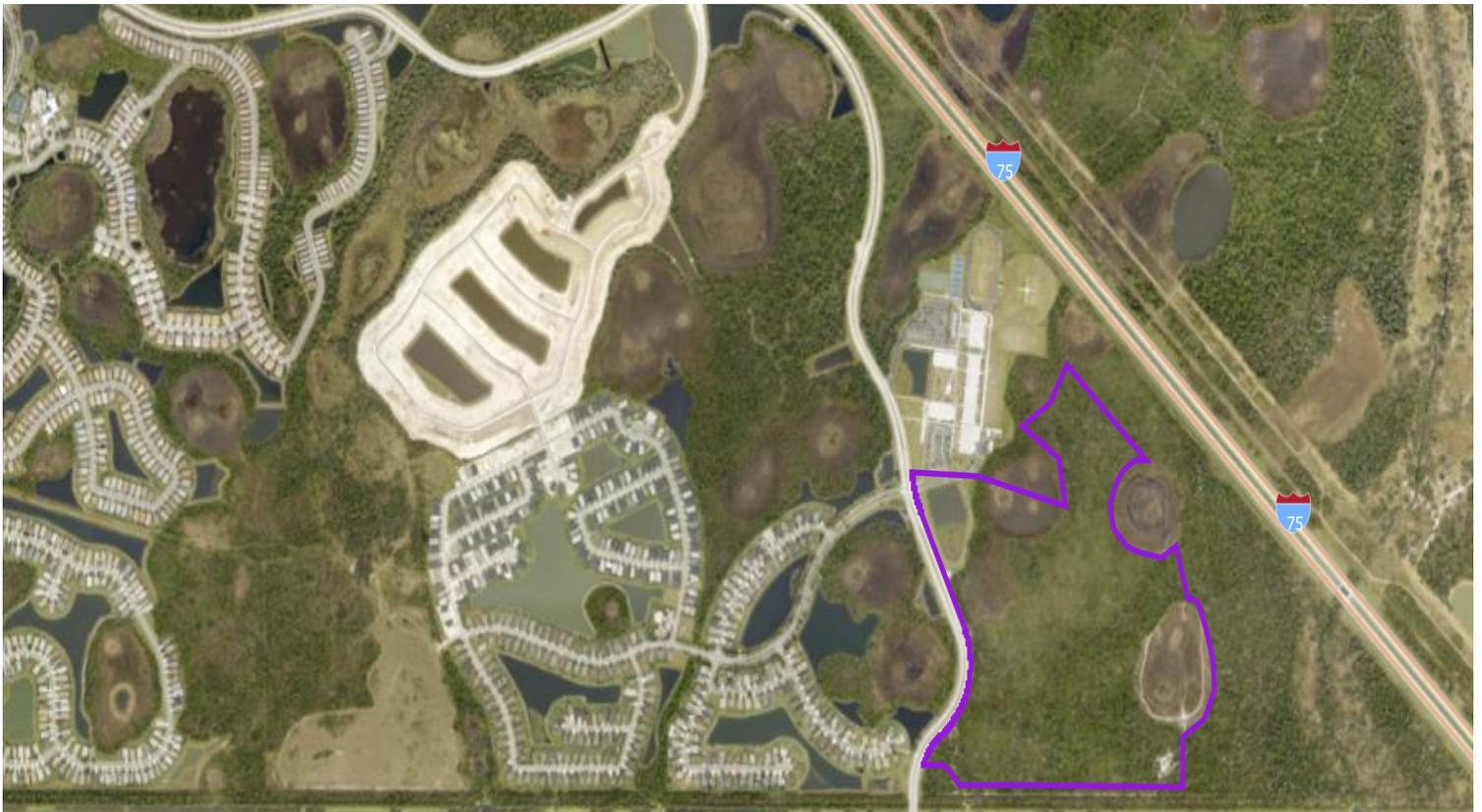
### Funding

#### Budget:

\$300,140,500 Total Budgeted

#### CIP Funding Years:

2028/29





# New K-8 School—Wellen Park

## CIP PROJECT SUMMARY

### Description

#### Scope:

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

#### Project Status

Monitoring growth.

### Assessment

#### Goal:

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

#### Condition:

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

### Funding

#### Budget:

\$107,000,000 Total Budgeted

#### CIP Funding Years:

2027/28





# North Port High HVAC and Science Wing Refresh

## CIP PROJECT SUMMARY

**Description**

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

**Project Status**  
Planning and scope development

**Assessment**

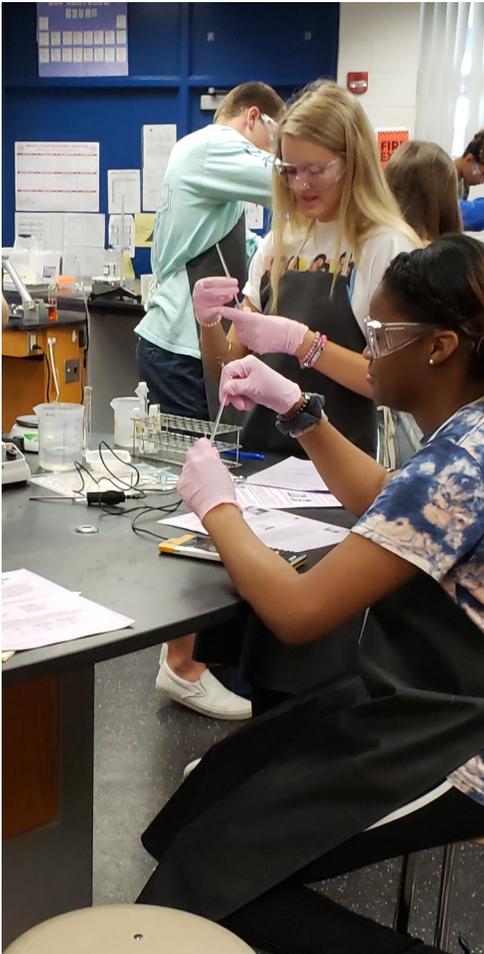
**Goal:**  
Meet Goal 2, Objective 2.2 by ensuring the facilities are operating efficiently and effectively.

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

**Funding**

**Budget:**  
\$80,020,000 Total Budgeted  
\$59,020,000 budgeted in 2024/25  
\$21,000,000 budgeted in 2025/26

**CIP Funding Years:**  
2024-25  
2025-26





# Oak Park Reroof

## CIP PROJECT SUMMARY

### Description

#### Scope:

Replace the roofing and the soffit on all buildings on the Oak Park School campus.

#### Project Status

Planning and scope development.

### Assessment

#### Goal:

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

#### Condition:

Currently the roofing is at the end of its useful lifecycle and is in need of replacement.

### Funding

#### Budget:

\$11,750,666 Total Budgeted  
\$1,375,333 budgeted in 2027/28  
\$10,375,333 budgeted in 2028/29

#### CIP Funding Years:

2027/28  
2028/29





# Riverview Aquadome

## CIP PROJECT SUMMARY

### Description

#### Scope:

Replace the existing temporary structure housing the Aquaculture program with a new state-of-the-art facility.

#### Project Status

Planning.

### Assessment

#### Goal:

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

#### Condition:

Existing temporary structure is deteriorated beyond the point of repair.

### Funding

#### Budget:

\$14,641,000 Total Budgeted

#### CIP Funding Years:

2028/29





# Sand Volleyball Courts

## CIP PROJECT SUMMARY

### Description

#### Scope:

This project is to expand athletic programs to meet the needs of student population.

#### Project Status

In design/planning.

### Assessment

#### Goal:

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

#### Condition:

New construction.

### Funding

#### Budget:

\$2,120,000 Total Budgeted

\$800,000 budgeted in 2024/25

\$1,320,000 budgeted in 2025/26

#### CIP Funding Years:

2024/25

2025/26





# Sarasota Middle Reroof

## CIP PROJECT SUMMARY

### Description

#### Scope:

Replace the roofing and the soffit on all buildings on the Sarasota Middle School.

#### Project Status

Planning and scope development.

### Assessment

#### Goal:

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

#### Condition:

Currently the roofing is at the end of its useful lifecycle and is in need of replacement.

### Funding

#### Budget:

\$21,389,841 Total Budgeted

\$1,389,841 budgeted in 2024/25

\$15,000,000 budgeted in 2025/26

\$5,000,000 budgeted in 2026/27

#### CIP Funding Years:

2024/25

2025/26

2026/27





# STC North Port—Phase III

## CIP PROJECT SUMMARY

**Description**

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

**Project Status**  
 Planning.

**Assessment**

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

**Condition:**  
 New construction.

**Funding**

**Budget:**  
 \$16,000,000 Total Budgeted:  
 \$10,500,000 in 2025/26  
 \$5,500,000 in 2026/27

**CIP Funding Years:**  
 2025/26  
 2026/27





# STC/Suncoast Polytech Campus Cafetorium w/2 classrooms

## CIP PROJECT SUMMARY

**Description**

**Scope:**  
Add Cafeteria building and two additional classrooms .

**Project Status**  
Planning.

**Assessment**

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

**Condition:**  
No cafeteria currently exists at the campus. Additional classrooms will replace portables on campus.

**Funding**

**Budget:**  
\$9,500,000 Total Budgeted

**CIP Funding Years:**  
2028/29





# Triad Building 29 Renovation

## CIP PROJECT SUMMARY

### Description

#### Scope:

Renovate the interior of Building 29 to allow for growth of the Triad program.

#### Project Status

Phase 1 is under construction.

Phase 2 is in design.

### Assessment

#### Goal:

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

#### Condition:

Building 29 is currently office spaces which will be converted to classrooms.

Phase 2 will tie in the existing building with covered walkways, fencing and security elements.

### Funding

#### Budget:

\$400,000 Total Budgeted

#### CIP Funding Years:

2024/25





# Weapons Detection Systems

## CIP PROJECT SUMMARY

### Description

#### Scope:

Deploy OpenGate gun detection technology at all middle and high schools in 2024/25 school year and in all elementary schools during 2025/26 school year.

#### Project Status

Planning.

### Assessment

#### Goal:

Objective 3.1. Campus Access. Manage access to campus.

#### Condition:

N/A

### Funding

#### Budget:

\$2,300,100 Total Budgeted

\$980,100 budgeted in 2024/25

\$1,320,000 budgeted in 2025/26

#### CIP Funding Years:

2024/25

2025/26





*Central County K-8—Under Construction*

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

*Executing the Plan, Meeting the Goal*



# Bay Haven Covered Play Area with Bathrooms

## CIP PROJECT SUMMARY

### Description

#### Scope:

Replace the existing PE Shelter with a new structure adding bathrooms.

#### Project Status

In process. This scope was added to the Bldg 1 Renovation project which is currently under construction.

### Assessment

#### Goal:

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

#### Condition:

Current PE Shelter was evaluated by a structural engineer and determined to be beyond its useful life.

### Funding

#### Budget:

\$5,000,000

#### CIP Funding Years:

2024/25





# Booker High School Field House

## CIP PROJECT SUMMARY

### Description

#### Scope:

Renovation of building 32 on the Booker High School campus from a chiller building to athletic field house.

#### Project Status

Design

### Assessment

#### Goal:

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

#### Condition:

Building 32 is currently used primarily for storage. Booker High School is the only district high school without an athletic field house.

### Funding

#### Budget:

\$2,000,000

#### CIP Funding Years:

2023/24





# Booker Middle Roofing

## CIP PROJECT SUMMARY

### Description

#### Scope:

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

#### Project Status

Nearing completion.

### Assessment

#### Goal:

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

#### Condition:

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

### Funding

#### Budget:

\$12,923,098

#### CIP Funding Years:

2021/22





# Booker Middle Lightning Protection

## CIP PROJECT SUMMARY

### Description

#### Scope:

To replace the existing lightning protecting and grounding system due to failures determined by an electrical engineer.

#### Project Status

Nearing completion. This is being completed with the roofing project currently under construction.

### Assessment

#### Goal:

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

#### Condition:

Current conditions were evaluated by an electrical engineer and determined to be inadequate.

### Funding

#### Budget:

\$1,500,000

#### CIP Funding Years:

2024/25





# Career Technical Education

## CIP PROJECT SUMMARY

**Description**

**Scope:**  
This project is to create Construction Labs at Venice High School and North Port High School.

**Project Status**  
Complete.

**Assessment**

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

**Condition:**  
None.

**Funding**

**Budget:**  
\$2,223,532

**CIP Funding Years:**  
2023/24





# Cranberry HVAC

## CIP PROJECT SUMMARY

### Description

#### Scope:

Replace 350 ton chiller.

#### Project Status

In process.

### Assessment

#### Goal:

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

#### Condition:

Original equipment is past it's useful life.

### Funding

#### Budget:

\$1,000,000

#### CIP Funding Years:

2023/24





# Garden Elementary Rebuild

## CIP PROJECT SUMMARY

### Description

#### Scope:

This project is to replace the main building, cafeteria and 18 portables with a new state-of-the-art campus. Additional capacity will be added to address growth in South County.

#### Project Status

In design.

### Assessment

#### Goal:

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

#### Condition:

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

### Funding

#### Budget:

\$80,000,000

#### CIP Funding Years:

2023/24





# High School Track & Football Field Upgrades

## CIP PROJECT SUMMARY

### Description

#### Scope:

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

#### Project Status

Construction and planning

Riverview High, Sarasota High, North Port High, and Booker High are complete.

Venice High is in design.

### Assessment

#### Goal:

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

#### Condition:

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

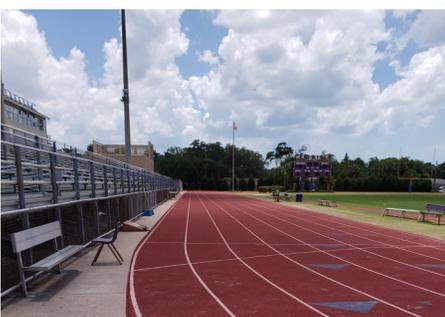
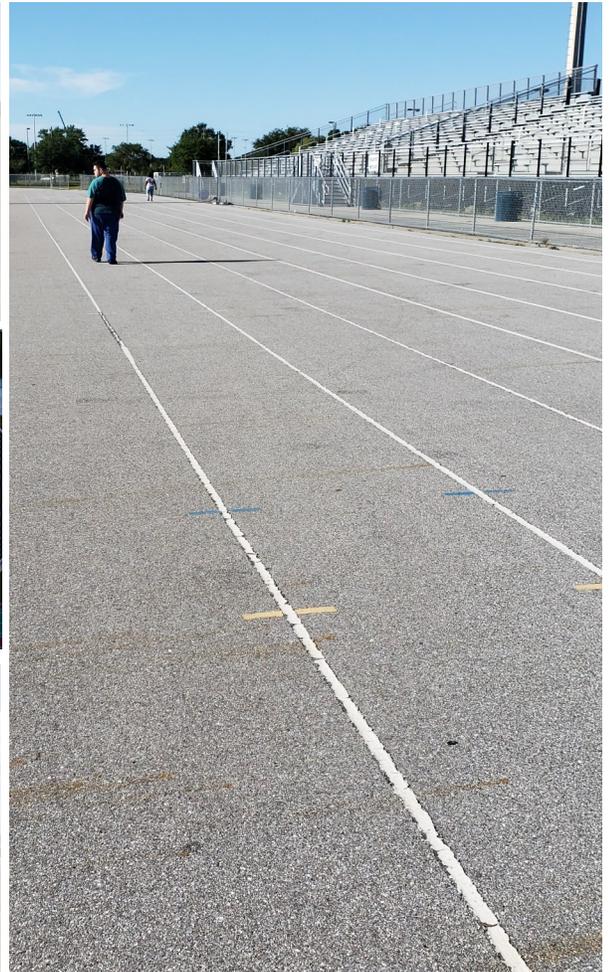
### Funding

#### Budget:

\$8,471,174

#### CIP Funding Years:

2023/24





# Laurel Nokomis Lightning Protection

## CIP PROJECT SUMMARY

### Description

#### Scope:

To replace the existing lightning protecting and grounding system due to failures determined by an electrical engineer.

#### Project Status

In process.

### Assessment

#### Goal:

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

#### Condition:

Current conditions were evaluated by an electrical engineer and determined to be inadequate.

### Funding

#### Budget:

\$1,500,000

#### CIP Funding Years:

2024/25





# New High School—Wellen Park

## CIP PROJECT SUMMARY

### Description

#### Scope:

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

#### Project Status

Under construction. Scheduled to open August 2026.

### Assessment

#### Goal:

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

#### Condition:

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

### Funding

#### Budget:

\$210,413,582 Total Budget

#### CIP Funding Years:

2023/24





# Oak Park Track

## CIP PROJECT SUMMARY

**Description**

**Scope:**  
This project is to create a track to serve the school and community population.

**Project Status**  
In design.

**Assessment**

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

**Condition:**  
The campus does not currently have a track to serve the students at Oak Park. Additional funding has been provided by Sarasota County Parks and Recreation for upgraded fields for organized sports programs.

**Funding**

**Budget:**  
\$3,500,000

**CIP Funding Years:**  
2023/24





# McIntosh Middle Farm Upgrades

## CIP PROJECT SUMMARY

### Description

#### **Scope:**

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

#### **Project Status**

Phase 1 complete.

Phase 2 in process.

### Assessment

#### **Goal:**

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

#### **Condition:**

Aging— does not meet programmatic needs.

New facility will serve the entire District.

### Funding

#### **Budget:**

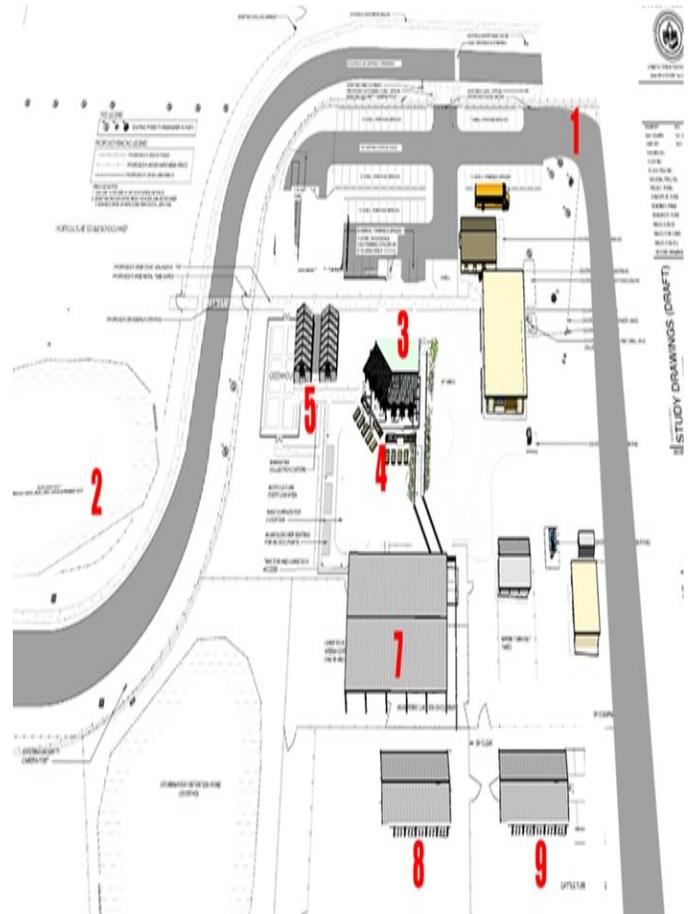
\$3,200,000—Budgeted 2022/23

\$4,000,000 Phase 2— Budgeted 2024/25

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

2022/23

2024/25





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

## CIP PROJECT SUMMARY

### Description

#### Scope:

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

#### Project Status

In process.

### Assessment

#### Goal:

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

#### Condition:

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

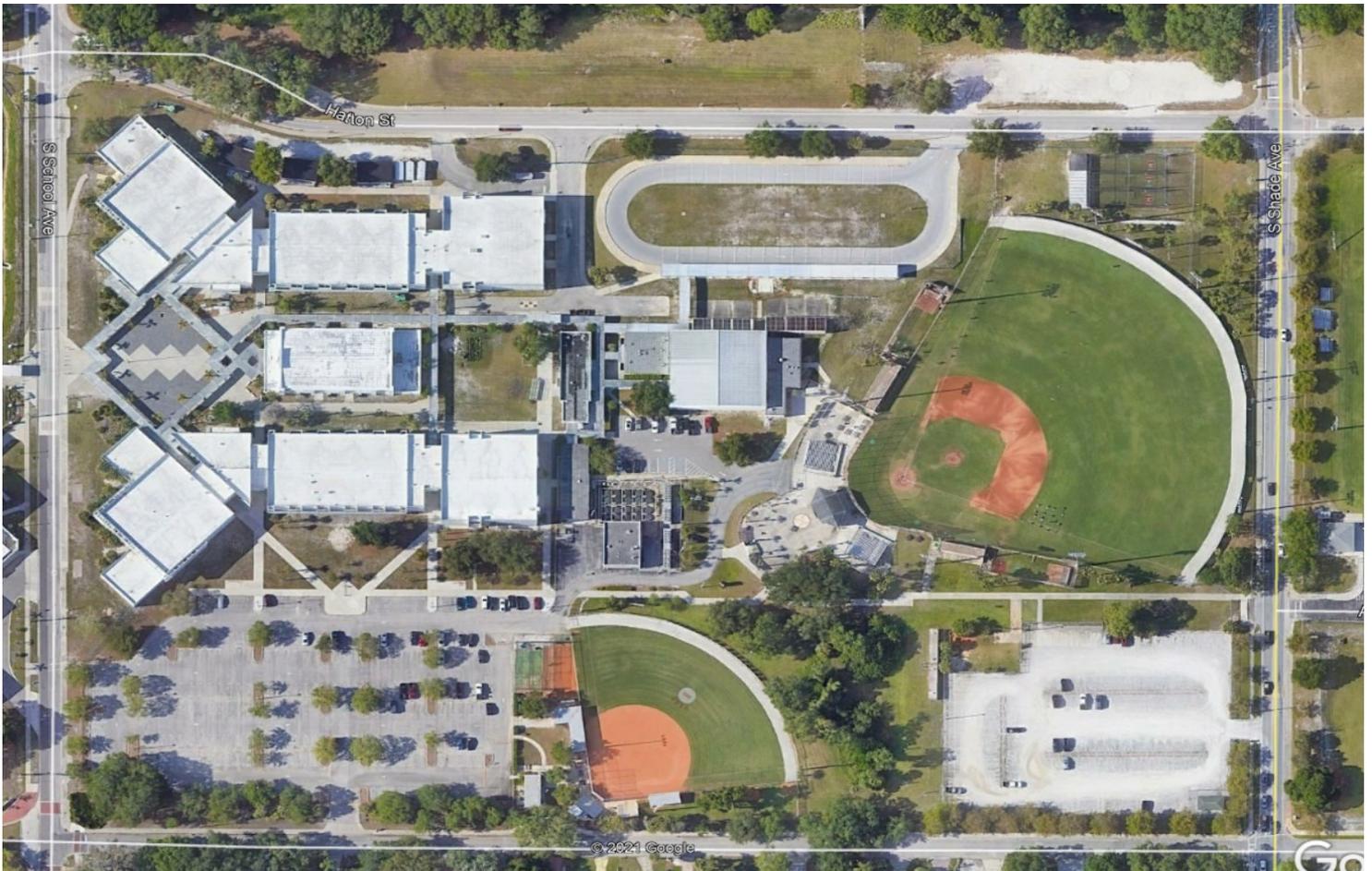
### Funding

#### Budget:

\$40,830,896 total budget

#### CIP Funding Years:

2023/24





# STC—Main Continuity of Operations

## CIP PROJECT SUMMARY

### Description

#### Scope:

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

#### Project Status

Awaiting grant approval.

### Assessment

#### Goal:

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

#### Condition:

N/A

### Funding

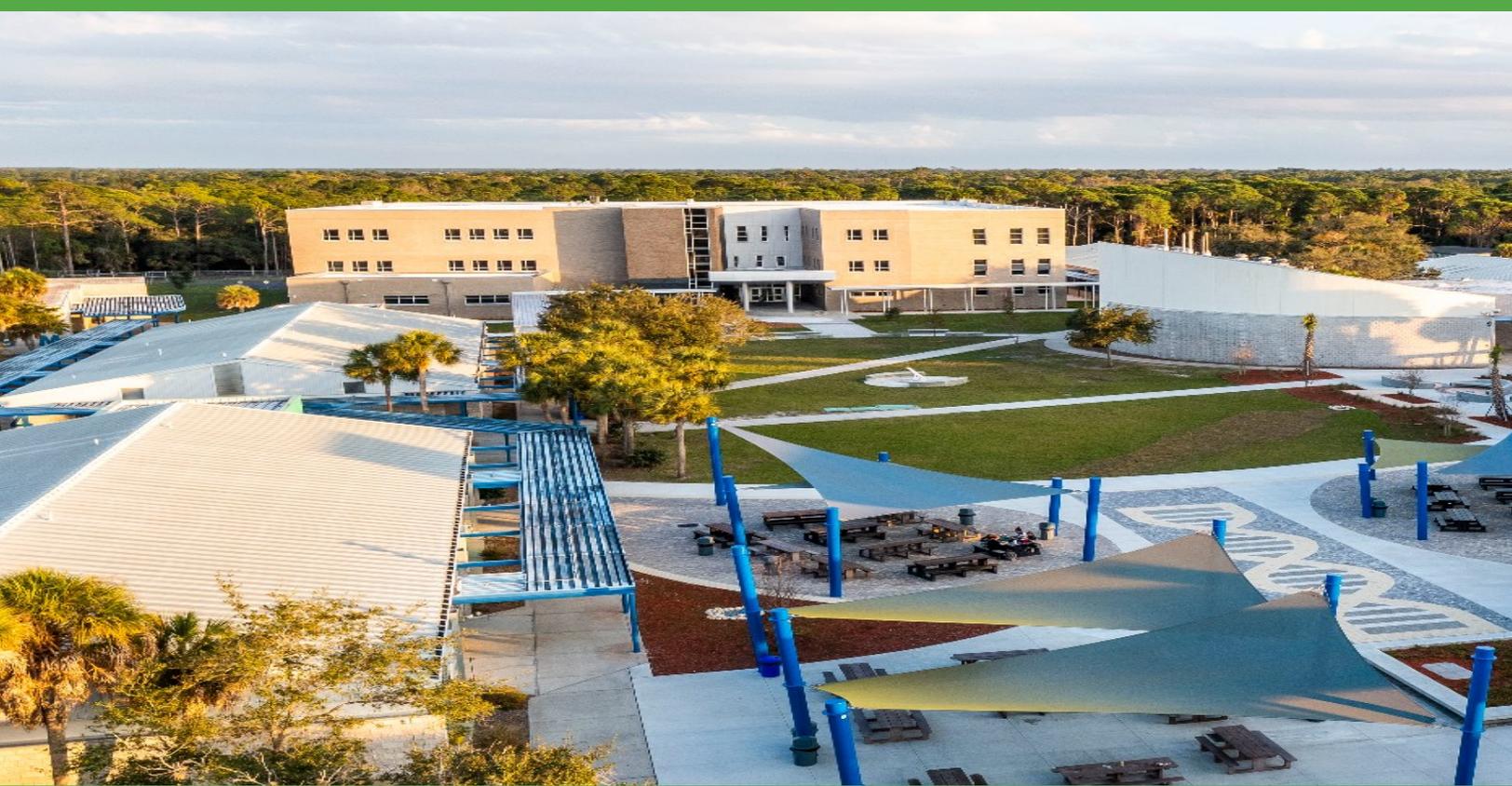
#### Budget:

\$3,200,000 Total budget

#### CIP Funding Years:

2023/24





*Pine View Wing*

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

*Providing for Excellence in Education*

## **Conclusion**

The 2024/25 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 2024/25 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 2024/25 Five-Year CIP, the following materials can be found as part of attached appendixes:

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

## Appendix 1 — Capital Planning Process

The Capital Planning process seeks to engage a variety of public education stakeholders—School Board members, Superintendent, Assistant Superintendents, Chiefs, 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 Chief Operating Officer 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 Chiefs and 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 \$1,000,000. 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 \$1,000,000. 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 for contractors for new proposed project budget estimates.	Planning Design, and Project team determines project budget and preliminary design for new proposed projects.
	Planning, Design and Project staff discuss new proposed project needs with stakeholders.		
	Initial Design, Scope and Budget Development for new proposed projects.		
September	Board adopts budget with Five-Year CIP.		Team reviews summer projects and finalizes priorities for current year.
	Planning computes program capacities.		
	Team begins campus master plans and specialized studies.		
October	Planning computes mobility reports.		
	FTE 2 - 40-Day Counts		
	Class size report received.		
November	Planning received and process's County and municipal CIP's.	Team reviews list of proposed projects.	Team reviews list of proposed projects.
	Proposed projects submitted to Team.		
	Projections team reviews student enrollment projections.		
December	Finance submits official enrollment projections for next year to DOE.		
	Proposed projects reviewed by CPT and Chiefs.		
	Planning completes space utilization report.		
January	Capital Projects Matrix updated.	Team prioritizes CIP for next year.	Team reviews proposed CPT/Small Projects.
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		
March	Finance finalizes school-based projections.	Team works on summer projects.	Team works on summer projects.
	Planning prepares CIP draft incorporating Board goals.		
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.		
May	Team continues to analyze campuses for sufficient student stations.		Team reviews progress.
June	FTE 4	Summer projects begin.	Summer projects begin.
July	FTE 1	Crews complete projects and begin commissioning for new buildings.	Crews complete summer projects.
	Board adopts tentative budget.		
August	Planning performs day-5 analysis of enrollments and facilities.	New instructional spaces open.	Small projects are completed.
	Finance coordinates staffing and facility changes.		
	Board adopts Five-Year CIP.		

**Appendix 2 — Portable Use Summary**

The Portable Use Summary includes the Actual Use Schedule which was obtained from onsite campus visits and Campus Maps prepared by School Staff. The FISH Schedule from the EFIS System shows the SREF Design Code for each portable as of August 2024.

**Table A-2: 2023/24 Portable Use Summary of Actual Schedule**

#	School	Total Portables	2023-24 Campus Map Actual Use										
			Security/Office/General	Reg Core Instr.	ESE Core Instr.	Other Instr.	Lab	Therapies	Storage	PE	PTO/Community	Vacant	Student Stations
1	Alta Vista Elementary	2	-	-	-	-	-	-	2	-	-	-	-
2	Ashton Elementary	36	4	14	7	3	1	2	1	1	1	2	352
3	Bay Haven School	12	2	9	-	-	-	1	-	-	-	-	162
4	Cranberry Elementary	11	1	-	-	3	4	3	-	-	-	-	41
5	Emma E. Booker Elementary	15	-	-	1	8	1	3	-	-	1	1	15
6	Englewood Elementary	2	-	-	-	-	-	1	-	1	-	-	-
7	Fruitville Elementary	1	-	-	-	-	-	-	-	1	-	-	-
8	Garden Elementary	18	-	12	1	1	-	3	1	-	-	-	250
9	Glenallen Elementary	10	4	1	-	-	2	1	-	-	-	2	18
10	Gocio Elementary	20	1	7	6	2	-	2	-	1	-	1	186
11	Heron Creek Middle	2	1	-	-	-	-	-	1	-	-	-	-
12	Lakeview Elementary	15	2	8	-	-	3	1	1	-	-	-	168
13	Lamarque Elementary	12	-	6	-	3	1	-	1	1	-	-	116
14	Laurel-Nokomis K-8	26	-	12	1	4	-	1	3	-	1	4	308
15	McIntosh Middle	3	-	-	-	1	1	-	-	-	-	1	22
16	North Port High	5	-	-	-	3	-	-	-	2	-	-	-
17	Oak Park School	9	1	-	6	-	1	-	1	-	-	-	60
18	Pine View 2nd - 12th Grade	2	-	-	-	-	-	-	1	-	1	-	-
19	Riverview High	5	1	-	-	-	-	-	2	-	-	-	-
20	Sarasota High	39	4	20	-	4	-	-	-	1	-	10	500
21	Sarasota Middle	8	1	2	-	4	-	1	-	-	-	-	110
22	Southside Elementary	4	-	-	-	2	1	-	-	1	-	-	-
23	Suncoast Polytechnical High	2	-	2	-	-	-	-	-	-	-	-	50
24	Tatum Ridge Elementary	14	-	7	1	1	2	2	-	-	1	-	142
25	Taylor Ranch Elementary	22	1	9	-	4	2	4	-	1	1	-	166
26	Toledo Blade Elementary	8	-	5	-	1	-	1	-	1	-	-	98
27	Tuttle Elementary	7	2	1	1	1	-	1	-	-	-	1	33
28	Venice Elementary	1	-	-	-	-	-	-	1	-	-	-	-
29	Venice High	10	-	9	-	1	-	-	-	-	-	-	225
30	Venice Middle	9	-	-	-	1	6	1	1	-	-	-	-
<b>Total:</b>		<b>330</b>	<b>25</b>	<b>124</b>	<b>24</b>	<b>47</b>	<b>25</b>	<b>28</b>	<b>16</b>	<b>11</b>	<b>6</b>	<b>22</b>	<b>3,022</b>

Table A-2: 2023/24 Portable Use Summary of FISH Schedule

#	School	Total Portables	04/15/24 FISH Inventory Report										
			Security/Office/General	Reg Core Instr.	ESE Core Instr.	Other Instr.	Lab	Therapies	Storage	PE	PTO/Community	Vacant	Student Stations
1	Alta Vista Elementary	2	-	-	-	-	-	-	2	-	-	-	-
2	Ashton Elementary	36	1	25	5	-	2	-	2	1	-	-	500
3	Bay Haven School	12	2	10	-	-	-	-	-	-	-	-	180
4	Cranberry Elementary	11	-	9	1	-	1	-	-	-	-	-	196
5	Emma E. Booker Elementary	15	2	11	2	-	-	-	-	-	-	-	222
6	Englewood Elementary	2	-	1	-	-	-	-	-	1	-	-	18
7	Fruitville Elementary	1	-	-	-	-	-	-	-	1	-	-	-
8	Garden Elementary	18	2	12	3	-	-	-	1	-	-	-	269
9	Glenallen Elementary	10	-	10	-	-	-	-	-	-	-	-	180
10	Gocio Elementary	20	-	16	3	-	1	-	-	-	-	-	347
11	Heron Creek Middle	2	1	-	-	-	1	-	-	-	-	-	22
12	Lakeview Elementary	15	-	13	-	-	2	-	-	-	-	-	274
13	Lamarque Elementary	12	-	12	-	-	-	-	-	-	-	-	240
14	Laurel-Nokomis K-8	26	1	22	2	-	-	-	1	-	-	-	451
15	McIntosh Middle	3	-	2	-	-	1	-	-	-	-	-	66
16	North Port High	5	1	4	-	-	-	-	-	-	-	-	100
17	Oak Park School	9	1	-	8	-	-	-	-	-	-	-	80
18	Pine View 2nd - 12th Grade	2	-	-	-	-	-	-	2	-	-	-	-
19	Riverview High	5	1	-	-	-	-	-	2	-	-	-	-
20	Sarasota High	39	3	35	-	-	-	-	1	-	-	-	875
21	Sarasota Middle	8	-	2	6	-	-	-	-	-	-	-	147
22	Southside Elementary	4	-	1	2	-	1	-	-	-	-	-	47
23	Suncoast Polytechnical High	2	-	2	-	-	-	-	-	-	-	-	50
24	Tatum Ridge Elementary	14	-	11	3	-	-	-	-	-	-	-	238
25	Taylor Ranch Elementary	22	-	19	3	-	-	-	-	-	-	-	393
26	Toledo Blade Elementary	8	-	7	1	-	-	-	-	-	-	-	149
27	Tuttle Elementary	7	-	6	1	-	-	-	-	-	-	-	118
28	Venice Elementary	1	-	1	-	-	-	-	-	-	-	-	18
29	Venice High	10	-	5	5	-	-	-	-	-	-	-	222
30	Venice Middle	9	-	9	-	-	-	-	-	-	-	-	198
<b>Total:</b>		<b>330</b>	<b>15</b>	<b>245</b>	<b>45</b>	<b>-</b>	<b>9</b>	<b>-</b>	<b>11</b>	<b>3</b>	<b>-</b>	<b>-</b>	<b>5,600</b>

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

The State of Florida, has previously exercised considerable control over the education of students throughout Florida's 67 counties. Public educational facility requirements are found in Chapter 1013, Florida Statutes.

- 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 1013.14 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 was transmitted to the Florida Department of Education, Office of Educational Facilities [FDOE] by October 1 each year, after adoption by the School Board. The first year of the five-year plan serves as the District's capital budget.

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

As of 2024, however, Public K-12 School Districts are no longer required to provide a Tentative District Educational Facilities Plan or Educational Plant Surveys. These requirements have been eliminated by SB 7002.

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

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

In Sarasota County, the school district, county, and all four municipalities adopted the original Interlocal Agreement on School Facility Planning in May, 2004. The then Florida Department of Community Affairs [DCA] approved the document effective July 2004. Since then a staff working group of planning representatives from each entity has met periodically to implement the ILA requirements. Each party to the agreement has appointed a citizen to an oversight committee that reviews implementation of the ILA and issues a report yearly. The county's legislative bodies of all parties convened yearly to review and amend the ILA as needed from 2005 through 2009, and again in 2013 and 2014. The 2010, 2011, and 2012 Convocations were cancelled due to the lack of critical action items. However, following the increased growth and development activity, the Convocation has been held once again in 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023 and 2024.

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

The 2002 passage of s. 163.3174(1), F.S., mandated the appointment of a school district representative to all Local Planning Agencies [LPA]. Since 2003 the District's Planning Director has participated 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. (Requirement eliminated by SB 7002).

**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.