



**Five Year
Educational
Plant Survey
Workshop
June 16, 2022**

Discussion Points

I. THE DEFINITION, PURPOSE AND REQUIREMENTS GUIDING
THE FIVE-YEAR SURVEY

II. COFTE PROJECTIONS/KEY POINTS

III. DISCUSSION/QUESTIONS

Definition of an Educational Plant Survey

- ❑ THE EDUCATIONAL PLANT SURVEY IS A THOROUGH STUDY OF CURRENT EDUCATIONAL BUILDINGS; TO INCLUDE SCHOOLS AND OFFICE SPACES BASED UPON FUTURE NEEDS. THE SURVEY IS NOT DIRECTLY CONCERNED WITH THE INSTRUCTIONAL PROGRAMS. HOWEVER, THE RELATIONSHIP BETWEEN EDUCATIONAL PLANTS AND INSTRUCTIONAL PROGRAMS ARE A CRITICAL PART OF THE PLANNING PROCESS.
- ❑ THE SURVEY DETAILS CHANGES IN UTILIZATION OF EXISTING SCHOOL CENTERS, PHASING OUT OF UNSATISFACTORY FACILITIES AND/OR SCHOOL CENTERS, ADDITIONS AT EXISTING SCHOOL CENTERS, AND CONSTRUCTION OF NEW SCHOOL CENTERS. ANCILLARY FACILITIES SHOULD ALSO BE CONSIDERED IN THE RECOMMENDATIONS.

Purpose of the Educational Plant Survey

- ❑ BASED UPON **§1013.31, F.S.**, AN EDUCATIONAL PLANT SURVEY MUST BE WRITTEN **EVERY 5 YEARS**. THE PURPOSE OF AN EDUCATIONAL PLANT SURVEY IS TO FORMULATE A PLAN FOR **HOUSING STUDENTS AND STAFF** OF THE SCHOOL DISTRICT FOR THE NEXT SEVERAL YEARS. THE SURVEY MUST CONSIDER THE LOCAL COMPREHENSIVE PLAN IN ITS FORECAST STRATEGIES. THE DEVELOPMENT OF THIS PLAN IS BASED UPON CAREFUL STUDY OF DATA REGARDING THE CURRENT FISH INVENTORY IN RELATION TO THE **PROJECTED** CAPITAL OUTLAY FULL-TIME EQUIVALENCY STUDENT MEMBERSHIP (COFTE).
- ❑ AT ANYTIME, A "SPOT-SURVEY" MAY BE OPENED DURING THE 5-YEAR PERIOD. (USING EXISTING COFTE)
- ❑ IF DEEMED NECESSARY, A "FULL" EDUCATIONAL PLANT SURVEY MAY BE OPENED AT ANYTIME DURING THE 5-YEAR PERIOD. (NEW COFTE PROJECTIONS WOULD BE USED)

Guidelines For School Plant Development

- ❑ **SCHOOL PLANT PLANNING-** A NEW SCHOOL, AN ADDITION TO AN EXISTING SCHOOL OR REMODEL AND RENOVATE AN EXISTING SPACE.
- ❑ **SCHOOL SIZE-** ELEMENTARY SCHOOLS ARE EXPECTED TO BE UTILIZED AT 100%, MIDDLE AND COMBINATION SCHOOLS AT 90%, AND HIGH SCHOOLS AT 95%. WHEN THEY COME, WE CAN BUILD IT. TYPICALLY, COFTE PROJECTIONS LAG ACTUAL GROWTH BY 3 YEARS.
- ❑ **EDUCATIONAL FACILITIES PLANNING-** THE FOCUS ON EDUCATIONAL FACILITIES PLANNING IS A SIMPLE ONE. A SCHOOL BUILDING IS PRIMARILY A SCHOOL AND SECONDARILY A BUILDING. IF THE "SCHOOL" IS NOT PLANNED IN TERMS OF ITS PURPOSES, ITS SCOPE, AND ITS PROGRAMS, THE RESULTING STRUCTURE WILL ALMOST CERTAINLY JUST BE A "BUILDING."

Guidelines For Purchasing School Sites

- ❑ **SCHOOL SITES-** BEFORE A SITE IS PURCHASED OR FUNDS ARE ENCUMBERED FOR A SITE, IT MUST MEET THE CRITERIA ESTABLISHED BY §1013.36, F.S. NOTABLY, THE LAW REQUIRES A SCHOOL BOARD TO COORDINATE SITE PLANNING AND SELECTION WITH AFFECTED COUNTY AND CITY GOVERNMENTS TO ENSURE CONSISTENCY WITH LOCAL LAND-USE PLANS. IN GENERAL, NEW SITES SHOULD: * PROVIDE ADEQUATE SPACE FOR SCHOOL BUILDINGS; * PROVIDE ADEQUATE OFF-STREET PARKING AND OFF-STREET LOADING/UNLOADING; * PROVIDE ADEQUATE PLAYGROUND AREA; MINIMIZE TRANSPORTATION COSTS AND PROVIDE SAFE ACCESS FROM NEIGHBORHOODS TO THE SCHOOL; AVOID SITES WHERE ADJACENT LAND USES MAY ALLOW THE LOCATION OF UNDESIRABLE COMMERCIAL ENTERPRISES OR INDUSTRIAL ACTIVITIES NEAR THE SCHOOL; * MAXIMIZE PROXIMITY TO RESIDENTIAL AREAS AND SEEK TO COLLOCATE DISTRICT EDUCATIONAL FACILITIES WITH OTHER PUBLIC FACILITIES, SUCH AS PARKS, LIBRARIES, AND COMMUNITY CENTERS.

Projects From Other Revenue Sources

- ❑ FLORIDA STATUTE 1013.31(1)(A)
- ❑ A SURVEY RECOMMENDATION IS NOT REQUIRED WHEN A DISTRICT USES FUNDS FROM THE FOLLOWING SOURCES FOR EDUCATIONAL, AUXILIARY, AND ANCILLARY PLANT CAPITAL OUTLAY PURPOSES:
 - The local capital outlay improvement fund, consisting of funds that come from and are a part of the district's basic operating budget;
 - A taxpayer-approved bond referendum, to fund construction of an educational, auxiliary, or ancillary plant facility;
 - One-half cent sales surtax;
 - One cent local governmental surtax revenue;
 - Impact fees;
 - Private gifts or donations; and
 - The district school tax levied pursuant to s.1011.71(2).

Santa Rosa
2020-21 to 2030-31 Capital Outlay FTE Forecast

	Actual 2017-18	Actual 2018-19	Actual 2019-20	Projected 2020-21	Projected 2021-22	Projected 2022-23	Projected 2023-24	Projected 2024-25	Projected 2025-26	Projected 2026-27	Projected 2027-28	Projected 2028-29	Projected 2029-30	Projected 2030-31
Births*	1,886	1,781	1,829	1,851	1,987	1,890	1,953	1,966	1,988	2,039	2,093	2,147	2,199	2,250
Grade														
PreK	256.59	232.72	246.76	249.27	247.08	251.97	254.22	258.91	265.66	272.61	279.42	286.04	292.22	296.46
Grade K	1,978.95	1,944.50	1,967.70	1,990.86	2,132.80	2,033.46	2,091.27	2,102.87	2,122.03	2,171.17	2,224.26	2,277.27	2,328.03	2,377.47
Grade 1	1,916.43	2,081.07	2,004.54	2,051.07	2,076.03	2,219.10	2,123.51	2,177.65	2,190.55	2,209.59	2,258.96	2,313.33	2,367.76	2,419.90
Grade 2	1,874.22	1,953.77	2,125.96	2,064.72	2,110.37	2,135.11	2,278.30	2,183.56	2,234.66	2,247.24	2,265.17	2,313.63	2,367.65	2,421.77
Grade 3	2,117.09	2,017.91	2,087.54	2,239.67	2,181.79	2,225.54	2,251.06	2,396.94	2,303.57	2,351.61	2,364.74	2,382.21	2,430.90	2,486.18
Grade 4	2,136.99	2,063.43	2,048.86	2,103.03	2,256.08	2,197.78	2,241.15	2,266.44	2,412.55	2,318.61	2,366.16	2,378.96	2,396.04	2,444.44
Grade 5	2,107.30	2,220.86	2,155.90	2,129.43	2,185.60	2,343.68	2,282.66	2,326.72	2,352.19	2,502.76	2,404.83	2,453.06	2,465.53	2,482.35
Grade 6	2,264.22	2,251.65	2,340.47	2,273.98	2,245.68	2,303.28	2,468.01	2,405.12	2,449.64	2,475.78	2,632.10	2,530.71	2,579.08	2,591.66
Grade 7	2,134.64	2,321.27	2,321.30	2,411.15	2,344.06	2,313.37	2,370.66	2,537.92	2,474.02	2,517.52	2,543.21	2,701.19	2,598.11	2,644.99
Grade 8	2,207.47	2,200.42	2,361.95	2,359.61	2,450.48	2,381.90	2,349.38	2,405.92	2,573.86	2,508.96	2,551.28	2,576.13	2,734.13	2,629.78
Grade 9	2,136.80	2,259.55	2,314.80	2,434.54	2,434.81	2,524.57	2,455.47	2,419.30	2,473.51	2,641.59	2,578.03	2,617.09	2,640.83	2,797.61
Grade 10	2,095.47	2,105.70	2,215.51	2,266.11	2,381.93	2,384.09	2,469.46	2,404.53	2,367.86	2,418.30	2,579.54	2,521.61	2,557.03	2,579.82
Grade 11	1,879.69	1,974.56	1,915.96	2,063.00	2,112.45	2,217.85	2,220.90	2,297.37	2,238.70	2,202.75	2,246.47	2,392.53	2,341.85	2,371.46
Grade 12	1,699.33	1,672.85	1,705.14	1,704.28	1,835.07	1,880.36	1,975.55	1,979.63	2,049.21	1,998.25	1,967.52	2,007.95	2,139.98	2,096.08
PreK-Grade 12	26,805.19	27,300.26	27,812.39	28,340.72	28,994.23	29,412.06	29,831.60	30,162.88	30,508.01	30,836.74	31,261.69	31,751.71	32,239.14	32,639.97
Grade Level Summary														
PreK-Grade 5	12,387.57	12,514.26	12,637.26	12,828.05	13,189.75	13,406.64	13,522.17	13,713.09	13,881.21	14,073.59	14,163.54	14,404.50	14,648.13	14,928.57
Grades 6-8	6,606.33	6,773.34	7,023.72	7,044.74	7,040.22	6,998.55	7,188.05	7,348.96	7,497.52	7,502.26	7,726.59	7,808.03	7,911.32	7,866.43
Grades 9-12	7,811.29	8,012.66	8,151.41	8,467.93	8,764.26	9,006.87	9,121.38	9,100.83	9,129.28	9,260.89	9,371.56	9,539.18	9,679.69	9,844.97
PreK-Grade 12	26,805.19	27,300.26	27,812.39	28,340.72	28,994.23	29,412.06	29,831.60	30,162.88	30,508.01	30,836.74	31,261.69	31,751.71	32,239.14	32,639.97
COFTE Growth Summary **														
PreK-Grade 5				190.79	361.70	216.89	115.53	190.92	168.12	192.38	89.95	240.96	243.63	280.44
Grades 6-8				21.02	-	-	143.31	160.91	148.56	4.74	224.33	81.44	103.29	-
Grades 9-12				316.52	296.33	242.61	114.51	-	7.90	131.61	110.67	167.62	140.51	165.28
PreK-Grade 12				528.33	658.03	459.50	373.35	351.83	324.58	328.73	424.95	490.02	487.43	445.72

* Birth data are lagged for kindergarten entrance. Births shown for 2017-18 are the birth data for the students who will enter kindergarten in 2017-18. Students eligible to enter kindergarten in 2017-18 were born from September 1, 2011, through August 31, 2012.

** COFTE growth is the difference between the current year and the highest of the three previous years. Negative differences are shown as -.

Santa Rosa
2021-22 to 2031-32 Capital Outlay FTE Forecast

	Actual 2018-19	Actual 2019-20	Actual 2020-21	Projected 2021-22	Projected 2022-23	Projected 2023-24	Projected 2024-25	Projected 2025-26	Projected 2026-27	Projected 2027-28	Projected 2028-29	Projected 2029-30	Projected 2030-31	Projected 2031-32
Births*	1,781	1,829	1,851	1,987	1,890	1,953	1,967	1,871	1,858	1,906	1,946	1,981	2,024	2,072
Grade														
PreK	232.72	246.76	221.59	239.67	252.03	246.76	239.75	242.00	247.66	252.48	257.50	263.35	269.13	274.34
Grade K	1,944.50	1,967.70	1,671.34	2,074.30	2,014.65	2,074.23	2,087.72	1,987.08	1,967.37	2,012.76	2,052.18	2,086.19	2,128.01	2,175.06
Grade 1	2,081.07	2,004.54	1,799.25	1,745.55	2,148.63	2,102.12	2,159.76	2,174.69	2,073.41	2,049.42	2,093.55	2,134.04	2,168.95	2,211.47
Grade 2	1,953.77	2,125.96	1,825.56	1,851.57	1,796.81	2,200.42	2,160.45	2,216.20	2,230.91	2,128.06	2,100.50	2,142.84	2,182.90	2,217.28
Grade 3	2,017.91	2,087.54	1,905.85	1,926.74	1,953.01	1,896.88	2,306.36	2,277.15	2,331.95	2,347.47	2,241.95	2,209.45	2,250.40	2,291.29
Grade 4	2,063.43	2,048.86	1,891.58	1,920.03	1,940.70	1,966.74	1,910.00	2,320.79	2,291.88	2,346.37	2,361.58	2,255.22	2,221.93	2,262.48
Grade 5	2,220.86	2,155.90	1,887.88	1,965.80	1,994.75	2,015.53	2,041.86	1,982.39	2,407.12	2,377.01	2,432.54	2,447.51	2,336.66	2,301.23
Grade 6	2,251.65	2,340.47	1,987.85	1,990.66	2,071.35	2,101.65	2,122.91	2,149.84	2,087.40	2,528.65	2,500.72	2,557.43	2,572.68	2,456.61
Grade 7	2,321.27	2,321.30	2,143.59	2,049.44	2,050.40	2,131.67	2,162.20	2,183.02	2,209.51	2,145.04	2,592.34	2,566.63	2,622.71	2,637.35
Grade 8	2,200.42	2,361.95	2,110.52	2,178.62	2,082.71	2,082.18	2,163.23	2,193.39	2,213.47	2,239.19	2,173.23	2,622.46	2,597.51	2,652.56
Grade 9	2,259.55	2,314.80	2,190.88	2,178.07	2,244.78	2,147.86	2,143.53	2,223.30	2,253.63	2,272.72	2,297.18	2,229.79	2,676.70	2,659.42
Grade 10	2,105.70	2,215.51	2,006.39	2,142.81	2,132.96	2,196.06	2,104.08	2,097.38	2,173.01	2,203.10	2,221.44	2,244.63	2,180.14	2,605.19
Grade 11	1,974.56	1,915.96	1,794.15	1,869.61	1,994.51	1,987.19	2,043.30	1,959.72	1,950.60	2,017.96	2,045.61	2,061.67	2,081.87	2,022.65
Grade 12	1,672.85	1,705.14	1,538.32	1,595.93	1,664.20	1,776.61	1,771.30	1,822.58	1,749.23	1,742.29	1,803.70	1,829.68	1,845.31	1,864.67
PreK-Grade 12	27,300.26	27,812.39	24,974.75	25,728.80	26,341.49	26,925.90	27,416.45	27,829.53	28,187.15	28,662.52	29,174.02	29,650.89	30,134.90	30,631.60
								-2,679	-2,321	Difference from survey				
Grade Level Summary														
PreK-Grade 5	12,514.26	12,637.26	11,203.05	11,723.66	12,100.58	12,502.68	12,905.90	13,200.30	13,550.30	13,513.57	13,539.80	13,538.60	13,557.98	13,733.15
Grades 6-8	6,773.34	7,023.72	6,241.96	6,218.72	6,204.46	6,315.50	6,448.34	6,526.25	6,510.38	6,912.88	7,266.29	7,746.52	7,792.90	7,746.52
Grades 9-12	8,012.66	8,151.41	7,529.74	7,786.42	8,036.45	8,107.72	8,062.21	8,102.98	8,126.47	8,236.07	8,367.93	8,365.77	8,784.02	9,151.93
PreK-Grade 12	27,300.26	27,812.39	24,974.75	25,728.80	26,341.49	26,925.90	27,416.45	27,829.53	28,187.15	28,662.52	29,174.02	29,650.89	30,134.90	30,631.60
COFTE Growth Summary **														
PreK-Grade 5	-	-	-	-	-	402.10	403.22	294.40	350.00	-	-	-	18.18	175.17
Grades 6-8	-	-	-	-	-	73.54	132.84	77.91	-	386.63	353.41	480.23	46.38	-
Grades 9-12	-	-	-	-	-	71.27	-	-	18.75	109.60	131.86	-	416.09	367.91
PreK-Grade 12	-	-	-	-	-	546.91	536.06	372.31	368.75	496.23	485.27	480.23	480.65	543.08

* Birth data are lagged for kindergarten entrance. Births shown for 2018-19 are the birth data for the students who will enter kindergarten in 2018-19. Students eligible to enter kindergarten in 2018-19 were born from September 1, 2012, through August 31, 2013.

** COFTE growth is the difference between the current year and the highest of the three previous years. Negative differences are shown as -.

Key Points

- ❑ CURRENT K-8 - NOT INCLUDED IN SURVEY 1013.31(1)(A)
- ❑ NEW HIGH SCHOOL A- NOT INCLUDED IN SURVEY 1013.31(1)(A)
- ❑ NEW HIGH SCHOOL B - INCLUDED IN SURVEY
- ❑ TOTAL COSTS BY CATEGORY:
 1. SITE EXPANSION - \$0
 2. SITE DEVELOPMENT - \$125,000
 3. SITE IMPROVEMENT - \$5,905,000
 4. REMODELING - \$23,763,510
 5. RENOVATION - \$296,823,630
 6. NEW CONSTRUCTION - \$106,766,050 (\$64,246,776 HIGH SCHOOL B)
 7. OVERALL TOTAL - \$433,383,190

Any
Questions