

2021/22 Five-Year CIP

Summary and Review of Planned Large Projects

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PERSONAL | **PASSIONATE** | **PROGRESSIVE**

GOALS AND PROJECTS OVERVIEW

Capital Planning Process

A five-year capital improvement planning process seeks to establish planning priorities, construction schedule, and funding for the District's capital projects—from the 2021/22 school year through the 2025/26 school year. The following is an overview of the capital planning process:

- Year 1: Projects scheduled in the first year of the CIP are funded projects. Such projects are ready to be implemented and generally the scope and budget are ready for execution.
- Years 2 and 3: Projects identified to be funded in the second and third year are in the project planning, scope development, and budgeting process.
- Years 4 and 5: Projects identified to be funded in the fourth and fifth years are under consideration for future funding and development.

As depicted below, in years two through five proposed capital projects are going through the planning and scope development process in order that, by the time the project is funded for the first time it is ready to be executed. The District's capital planning schedule helps 1) ensure the project is ready to be executed when funding is provided, 2) minimizes unforeseen project changes during the construction phase, 3) decreases the need to amend the final adopted capital budget, and 4) improves the effectiveness of the overall 5-year CIP.



- Project concept presented, discussed and vetted by district staff
- School and community engagement
- If approved, project funded in the budget
- Project Scope development begins
- Project goes through the Procurement and Contract process

- Project is assigned a Design team (Architect, Construction Manager, Building Official)
- School and community involvement
- Construction
 - Phase 1- Bid process.
 - GMP and TPCE approved
 - Phase 2- Issue amendments to contracts
 - Begin actual construction

- Groundbreaking
- Community Open-House
- Hold ribbon cutting ceremony

- Receive occupancy
- Complete close-outs
- Project considered for future funding and development





BONITA SPRING ELEMENTARY REMODEL

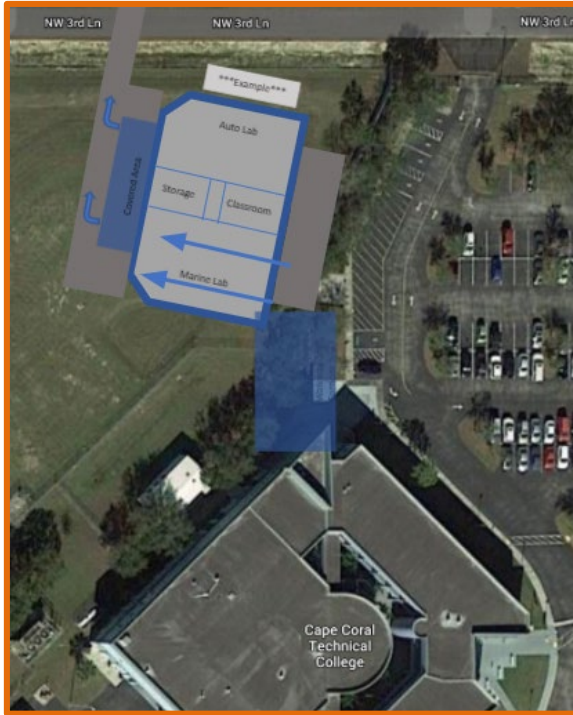
Budget: \$6M

Funding Years: 2022

Anticipated Completion: 2022

PROJECT DETAILS

- **Project Description:** Renovate Bonita Springs Elementary School and address structural and maintenance concerns with Buildings 1 and 2.
- **Current Conditions:** Campus is in need of physical repairs due to age and other factors.
- **Status:** Project scope has been developed and the project is ready for the RFQ process pending approval through the capital planning process.
- **District Goals and Values:** Meets the District's capital improvement strategy, educational services & facilities planning and technology goals. Aligns with the District's strategic planning, student equity, customer, modernized/adaptable facilities, and community partnerships values.



CAPE CORAL TECHNICAL COLLEGE ADDITION

Budget: \$14.6M

Funding Years: 2022/2023-2026

Anticipated Completion: 2027

PROJECT DETAILS

- **Project Description:** Expand current technical college programs at Cape Coral Technical College through a master planning effort that expands program offerings to meet the demands of the community workforce.
- **Current Conditions:** Campus continues to operate in the current facilities, continuing classes for existing programs.
- **Status:** Planning is in the conceptual phase and project timelines and scope are continuing to be developed in order to be ready for the RFQ process.
- **District Goals and Values:** Meets the District's capital improvement strategy, educational services & facilities planning and technology goals. Aligns with the District's strategic planning, student equity, customer, modernized/adaptable facilities, technology enhancement, STEM, innovation, and community partnerships values.



CYPRESS LAKE HIGH SCHOOL SCIENCE WING REMODEL

Budget: \$3M

Funding Years: 2023-2024

Anticipated Completion: 2024

PROJECT DETAILS

- **Project Description:** Renovation of existing science classrooms.
- **Current Conditions:** School science wings do not meet current standards for science classrooms.
- **Status:** A need has been identified pending funding in year three of this CIP.
- **District Goals and Values:** Meets the District's capital improvement strategy, educational services & facilities planning, safety & security goals. Aligns with the District's safety/security enhancement, strategic planning, student equity, customer, organizational efficiency/sustainability, wellness, and modernized/adaptable facilities.



CYPRESS LAKE MIDDLE SCHOOL REBUILD

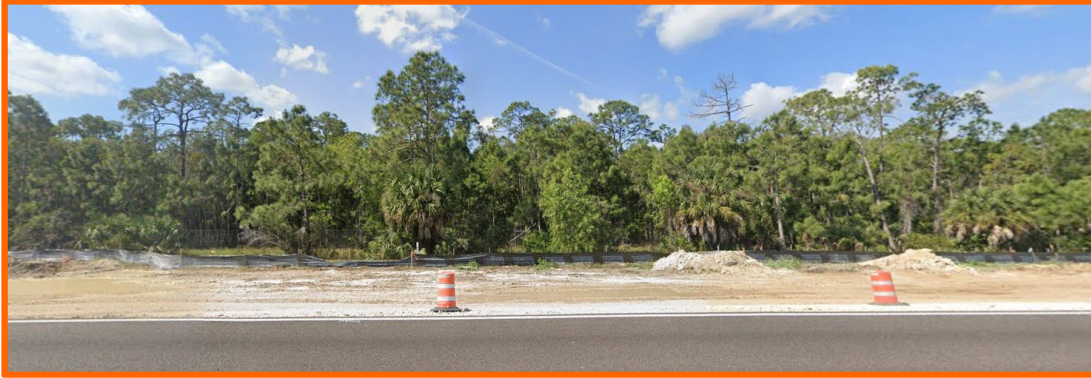
Budget: \$72M

Funding Years: 2021-2024

Anticipated Completion: 2024

PROJECT DETAILS

- **Project Description:** Rebuild, eliminate gym and locker room, but another nearby building with classrooms will be kept, improvements to surface water management system.
- **Current Conditions:** Campus is aging and in need of significant maintenance improvements which have been determined to be best addressed by rebuilding the campus.
- **Status:** District is in the process of obtaining state-approval to rebuild campus due to age and condition. A new campus is anticipated to open August 2024.
- **District Goals and Values:** Meets the District's capital improvement strategy, educational service & facilities planning and asset maintenance and preservation goals. Aligns with all twelve of the District's capital planning values.

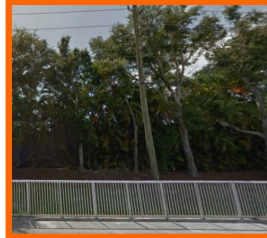


EAST ELEMENTARY SCHOOL J NEW CONSTRUCTION

Budget: \$51M

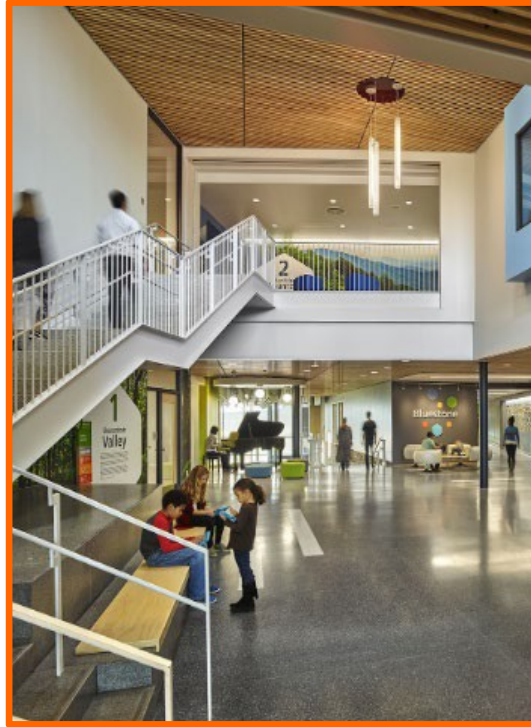
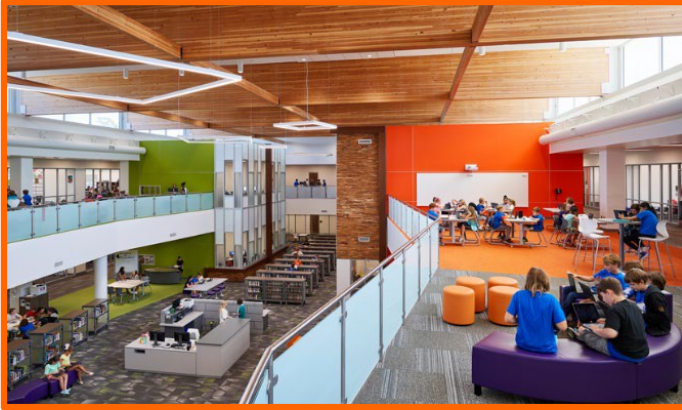
Funding Years: 2022-2023

Anticipated Completion: 2024



PROJECT DETAILS

- **Project Description:** Construction of a new elementary school in the East Zone. Shared campus with East Middle MM.
- **Current Conditions:** Capacity demands in the East Zone require the construction of additional permanent student stations.
- **Status:** District is updating permits, working to amend local land use entitlements, and developing the project design.
- **District Goals and Values:** Meets the District's capital improvement planning and educational service & facilities planning goals. Aligns with the District's strategic planning, student equity, customer, organizational/efficiency sustainability and facility development values.



EAST INNOVATION PREK-8 NEW CONSTRUCTION

Budget: \$78M

Funding Years: 2022-2024

Anticipated Completion: 2024

PROJECT DETAILS

- **Project Description:** Collaborative effort with FGCU for construction of an innovative learning lab for prospective teachers.
- **Current Conditions:** Capacity demands in the East Zone require the construction of additional permanent student stations.
- **Status:** Design for the facility is planned to commence in July 2021 with an anticipated opening in August 2024.
- **District Goals and Values:** Meets the District's capital improvement planning and educational service & facilities planning goals. Aligns with the District's strategic planning, student equity, customer, organizational/efficiency sustainability, modernized/adaptable facilities, innovation and facility development values.



EAST ZONE MIDDLE SCHOOL NEW CONSTRUCTION

Budget: \$60M

Funding Years: 2022-2024

Anticipated Completion: 2024

PROJECT DETAILS

- **Project Description:** Acquire property to build a new middle school in order to gain student capacity in our rapidly growing East Zone.
- **Current Conditions:** Student population growth in east zone exceeds available capacity in the east zone.
- **Status:** Planning team is working with the Capital Committee on site acquisition, initial planning evaluation, and project scoping.
- **District Goals and Values:** Meets the District's capital improvement strategy and educational services & facilities planning goals. Aligns with the District's strategic planning, student equity, customer, modernized/adaptable facilities and community partnerships.



EAST ZONE MIDDLE SCHOOL NEW CONSTRUCTION

Budget: \$67M

Funding Years: 2023-2025

Anticipated Completion: 2025

PROJECT DETAILS

- **Project Description:** Acquire property to build a new middle school in order to gain student capacity in our rapidly growing East Zone.
- **Current Conditions:** Student population growth in east zone exceeds available capacity in the east zone.
- **Status:** Planning team is working with the Capital Committee on site acquisition, initial planning evaluation, and project scoping.
- **District Goals and Values:** Meets the District's capital improvement strategy and educational services & facilities planning goals. Aligns with the District's strategic planning, student equity, customer, modernized/adaptable facilities and community partnerships.

EAST ZONE HIGH SCHOOL NEW CONSTRUCTION

Budget: \$100M

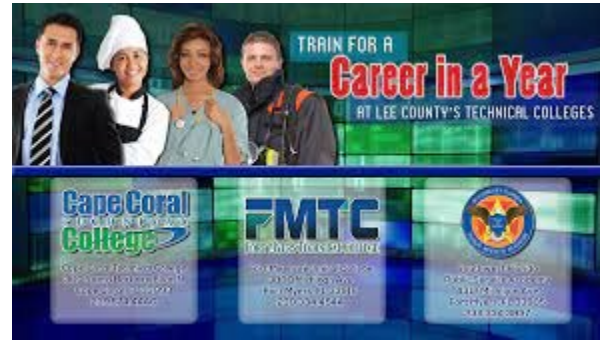
Funding Years: 2022-2025

Anticipated Completion: 2026



PROJECT DETAILS

- **Project Description:** Acquire property to build a new senior high school in order to gain student capacity in our rapidly growing East Zone.
- **Current Conditions:** Student population growth in east zone exceeds available capacity in the east zone.
- **Status:** Planning team is working with the Capital Committee on site acquisition, initial planning evaluation, and project scoping.
- **District Goals and Values:** Meets the District's capital improvement strategy and educational services & facilities planning goals. Aligns with the District's strategic planning, student equity, customer, modernized/adaptable facilities and community partnerships.



EAST ZONE TECHNICAL COLLEGE NEW CONSTRUCTION

Budget: \$40M

Anticipated Project Cost: \$80M

Funding Years: 2026-2028

Anticipated Completion: 2028

PROJECT DETAILS

- **Project Description:** Acquire property to build a new middle school in order to gain student capacity in our rapidly growing East Zone and provide additional technical college services for the entire District.
- **Current Conditions:** Student population growth in east zone exceeds available capacity in the east zone and growth of regional economy necessitates demand for skilled workforce. Project is budgeted by District at \$40m. Additional \$40m to be raised through community fundraising.
- **Status:** Planning team is working with the technical college team on site acquisition, initial planning evaluation, and project scoping.
- **District Goals and Values:** Meets the District's capital improvement strategy and educational services & facilities planning goals. Aligns with the District's strategic planning, student equity, customer, modernized/adaptable facilities and community partnerships.

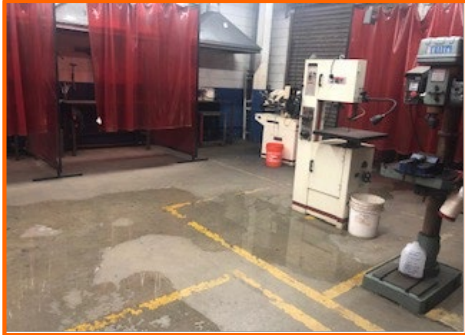


FORT MYERS TECHNICAL COLLEGE REMODEL

Budget: \$12.7M

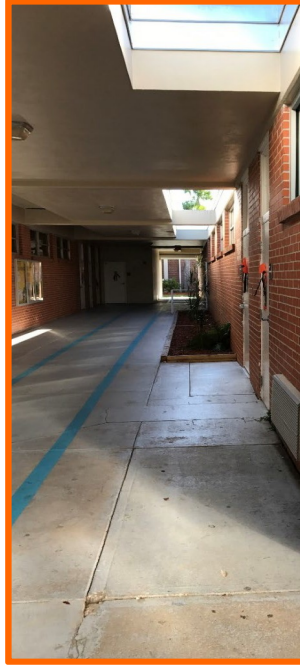
Funding Years: 2021-2023

Anticipated Completion: 2023



PROJECT DETAILS

- **Project Description:** Renovation of vocational facilities to address safety, programs, and growth demands. This project specifically furthers the efforts of one of the Superintendent's Big 5.
- **Current Conditions:** Classrooms are aging and need renovation and repair.
- **Status:** Design and construction team commenced work in Winter 2021.
- **District Goals and Values:** Meets all five of the District's capital planning goals. Aligns with the District's safety/security enhancement, strategic planning, student equity, customer, modernized/adaptable facilities and technology enhancement values.



FRANKLIN PARK ELEMENTARY REBUILD

Budget: \$65.5M

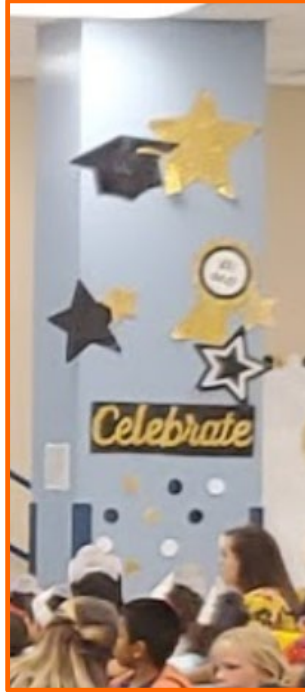
Funding Years: 2022-2024

Anticipated Completion: 2024



PROJECT DETAILS

- **Project Description:** Campus rebuild including additional community wrap-around services and Pre- K center.
- **Current Conditions:** Campus is aging and in need of significant maintenance improvements which have been determined to be best addressed by rebuilding the campus.
- **Status:** District is in the process of obtaining state approval to rebuild campus due to age and condition. A new campus is anticipated to open August 2024.
- **District Goals and Values:** Meets the District's capital improvement planning and asset maintenance goals. Aligns with the District's strategic planning, student equity, customer, and facility development values.



G. WEAVER HIPPS PRE-K CENTER NEW CONSTRUCTION

Budget: \$10M

Funding Years: 2022-2024

Anticipated Completion: 2024

PROJECT DETAILS

- **Project Description:** Purchase of adjacent property and construction of a new Pre-K center, initially planned to be erected attached or adjacent to the SE section of the current campus main building.
- **Current Conditions:** Preliminary evaluation for addition of a Pre-K center on the existing campus.
- **Status:** Initial and concept meetings have been conducted to discuss placement and adjustments of current operations and how construction can be completed with as little disruption as possible.
- **District Goals and Values:** Meets the District's capital improvement strategy and educational services & facilities planning goals. Aligns with the District's strategic planning, student equity, customer, modernized/adaptable facilities and community partnerships.



LEHIGH ACRES MIDDLE SCHOOL ADDITION

Budget: \$5.4M

Funding Years: 2022-2023

Anticipated Completion: 2024



PROJECT DETAILS

- **Project Description:** Construction of a new classroom wing on the campus of Lehigh Acres Middle School. Shared campus with Elementary East J.
- **Current Conditions:** Capacity demands in the East Zone require the construction of additional 400 permanent student stations.
- **Status:** This school is anticipated to open August 2024.
- **District Goals and Values:** Meets the District's capital improvement planning and educational service & facilities planning goals. Aligns with the District's strategic planning, student equity, customer, organizational/efficiency sustainability and facility development values.



NORTH FT MYERS SCIENCE WING REFRESH

Budget: \$3M

Funding Years: 2023-2024

Anticipated Completion: 2024

PROJECT DETAILS

- **Project Description:** Renovation of existing science classrooms.
- **Current Conditions:** School science wings do not meet current standards for science classrooms.
- **Status:** A need has been identified pending funding in year three of this CIP.
- **District Goals and Values:** Meets the District's capital improvement strategy, educational services & facilities planning and asset maintenance and preservation goals. Aligns with the District's strategic planning, student equity, customer, modernized/adaptable facilities, technology enhancement and STEM planning values.



RIVERDALE CAMPUS REFRESH

Budget: \$41.5M

Funding Years: 2022-2024

Anticipated Completion: 2025

PROJECT DETAILS

- **Project Description:** Renovation of science labs into classrooms. Construction of dedicated science and technology facility. Remodel to allow single point of entry. Renovation of gym with locker rooms. Renovation will allow expansion of permanent capacity and removal of portables.
- **Current Conditions:** Classrooms, cafeteria, and gymnasium are outdated, in disrepair, and no longer meet the program needs of the school.
- **Status:** Funds are allocated for this project throughout the current 5-year outlook of the CIP. The campus will be complete August 2025.
- **District Goals and Values:** Meets all five of the District's capital planning goals. Aligns with the District's safety/security enhancement, strategic planning, student equity, customer, organizational efficiency/sustainability, technology enhancement and STEM values.



SOUTH ZONE HIGH SCHOOL ADDITION

Budget: \$23M

Funding Years: 2024-2026

Anticipated Completion: 2028

PROJECT DETAILS

- **Project Description:** Acquire property to build a new senior high school in order to gain student capacity in our growing South Zone.
- **Current Conditions:** Working on initial planning evaluations and project scoping.
- **Status:** Looking for the most suitable campus(s) to construct additions in order to increase capacity. The total project budget is \$23 million. However, the allocated amount in the 21/22 Five-year plan is \$12.5 million and there is an additional \$10.5 million in the ten-year plan.
- **District Goals and Values:** Meets the District's capital improvement strategy and educational services & facilities planning goals. Aligns with the District's strategic planning, student equity, customer, modernized/adaptable facilities and community partnerships.



SOUTH ZONE PREK-8 NEW CONSTRUCTION

Budget: \$84M

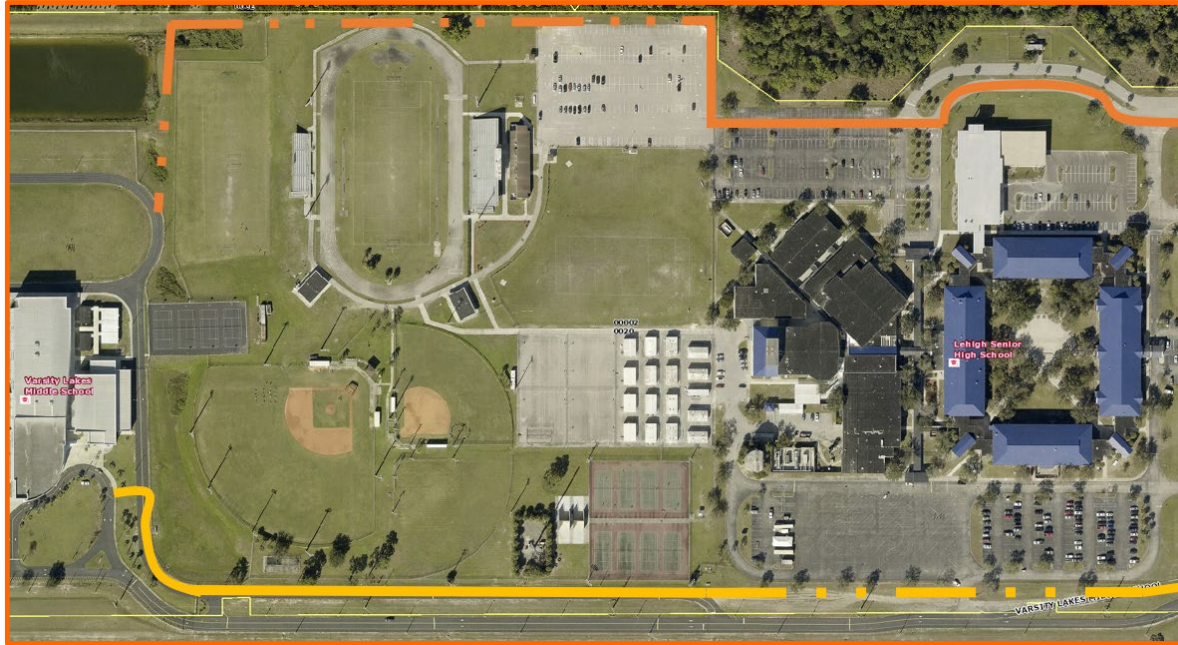
Funding Years: 2021-2023

Anticipated Completion: 2023



PROJECT DETAILS

- **Project Description:** Construction of elementary school on a Three Oaks Parkway site.
- **Current Conditions:** Capacity demands in the South Zone require the construction of additional permanent student stations.
- **Status:** District is updating permits, working to amend local land use entitlements, and developing the project design.
- **District Goals and Values:** Meets the District's capital improvement strategy, educational service & facilities planning and asset maintenance and preservation goals. Aligns with all twelve of the District's capital planning values.



VARSITY LAKES MIDDLE SCHOOL SIDEWALK/BUS LOOP

Budget: \$1M

Funding Years: 2021/22

Anticipated Completion: 2022

PROJECT DETAILS

- **Project Description:** Construction of a sidewalk to Varsity Lakes Middle School.
- **Current Conditions:** There is no pedestrian connectivity between Varsity Lakes Middle School and Lehigh Acres Senior High.
- **Status:** \$1M was allocated for this project in FY21/22. The project is under design. Construction will commence in the Fall 2021 and be completed by Summer 2022.
- **District Goals and Values:** Meets the District's capital improvement strategy, educational services & facilities planning, safety & security goals. Aligns with the District's safety/security enhancement, strategic planning, student equity, customer, organizational efficiency/sustainability, wellness, and modernized/adaptable facilities.



VETERAN'S PARK ACADEMY for the ARTS ELEMENTARY & MIDDLE SCHOOL REMODEL

Budget: \$30M

Funding Years: 2022-2024

Anticipated Completion: 2024

PROJECT DETAILS

- **Project Description:** Expansion of VPAA to include LAMS to create a unified campus. Entire campus will be refreshed, including updates to science labs, elective classrooms, and other core facility needs.
- **an**
- **Current Conditions:** The old LAMS campus needs structural and aesthetic updates; the facility is outdated. The Old LAMS/VPAA campus is intended to become two schools on an unified campus Veteran's Park Elementary (PreK-5—divided into two sections PreK-2 and 3-5) and Veteran's Park Academy for the Arts Middle School (6-8). The campus is intended to be unified through arts programming, enrollment processes, school colors, naming characteristics, logo, and mascot.
- **Status:** Funding for the full campus remodel is scheduled to commence in FY20/21 and the project will be completed by August 2024.
- **District Goals and Values:** Meets all five of the District's capital planning goals. Aligns with the District's safety/security enhancement, strategic planning, student equity, customer, organizational efficiency/sustainability, modernized/adaptable facilities, wellness, technology enhancement and STEM values.



Cape Coral – Fort Myers make Census list of fastest growing metro areas



WEST ZONE HIGH SCHOOL ADDITION

Budget: \$20M

Funding Years: 2022-2024

Anticipated Completion: 2024

PROJECT DETAILS

- **Project Description:** Build additional capacity at the high school level in order to meet needs of West Zone.
- **Current Conditions:** Working on initial planning evaluations and project scoping.
- **Status:** Looking for the most suitable campus(s) to construct additions in order to increase capacity.
- **District Goals and Values:** Meets the District's capital improvement strategy and educational services & facilities planning goals. Aligns with the District's strategic planning, student equity, customer, modernized/adaptable facilities and community partnerships.



WEST ZONE HIGH SCHOOL ADDITION

Budget: \$23M

Funding Years: 2025-2027

Anticipated Completion: 2027



PROJECT DETAILS

- **Project Description:** Build additional capacity at the high school level in order to meet needs of West Zone.
- **Current Conditions:** Working on initial planning evaluations and project scoping.
- **Status:** Looking for the most suitable campus(s) to construct additions in order to increase capacity. The total project budget is \$23 million. However, the allocated amount in the 21/22 Five-year plan is \$12.5 million and there is an additional \$10.5 million in the ten-year plan.
- **District Goals and Values:** Meets the District's capital improvement strategy and educational services & facilities planning goals. Aligns with the District's strategic planning, student equity, customer, modernized/adaptable facilities and community partnerships.