

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

College: STATE COLLEGE OF FLORIDA, MANATEE-SARASOTA
Survey: Number 3 - Version 2
Survey Status: Active Pending

FOR DOE USE ONLY

Approved by:

Date: _____

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14-STATE COLLEGE OF FLORIDA, MANATEE-
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Section 1: Survey Details

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**FLORIDA COLLEGE SYSTEM
CIP 3A CAPITAL PROJECT EXPLANATION
2024-2025 through 2026-2027**

CIP 3A

College Name	State College of FL, Manatee-Sarasota			
Project Title	State College of Florida, Manatee Sarasota Parrish Center Phase I			
Budget Entity Priority	1			
Statutory Authority	Sec. 1013.64(4)(a)			
Type of Project	Renovation	Remodel	New Construction	Acquisition
			X	

GEOGRAPHIC LOCATION			
Official College Site Number	Site Street Address	City	County
4	11680 Erie Road	Parrish	Manatee

PROJECT NARRATIVE: SURVEY RECOMMENDATIONS, JUSTIFICATION, & EXPLANATION OF EXTRAORDINARY COSTS (IF APPLICABLE)

State College of Florida Manatee-Sarasota Parrish Center Phase I will establish a Center of higher education in one of Florida's fastest growing communities in the north central area of Manatee County, known as Parrish. Phase 1 will consist of site development, parking and design to support a 43,322-square foot mixed use building(s) housing workforce academic programs, collaborative space and administrative offices.

RESERVE ESCROW 0.5% (per s. 1001.03(18)(c) , F.S.)	
Building value: \$23,706,257	
Source of valuation for remodel or renovation: Cost Worksheet (CIP 3B)	
1st year escrow deposit amount: \$118,531	
Escrow funding source: CIF	
<u>Comments:</u>	
Initial Year Requested: 2023	Has this project ever been vetoed? If so, list year(s):
List All Proposed Sources of Funding:	
PECO	
SCF Local Funds	
Projected Bid Date/Start of Construction (Month, Year):	January 2024
Projected Occupancy Date (Month, Year):	January 2025

Funding Educational Specifications Section (must be completed for all first-year priority construction)

Date of Survey	Survey Recommendation No.	Space Category	Survey Recommended Total NSF	NSF used	Student Stations Used
Pending	Pending	Voc. Lab		27,000	
		Office		3,500	
Total NSF Used				30,500	

D_CIP3_2023_Parrish Campus Phase 1, CW3A Explanation worksheet

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Description: Parrish Center New Construction Mixed-Use Building, Phase I
Survey Open Date: 9/6/2023
Board Approval Date: TBD
Survey Expiration Date: 6/30/2026
DVE768 Approval Date: 6/18/2023
Contact Name: Emmanuel Acheampong
Contact Phone Number: 9417525130
Contact Email: acheame@scf.edu

Survey Status	Status Time	User
Active Pending	9/6/2023 3:40:45 PM	Anne Nyman1

Master Plan update on file: No

The following local governments have received a copy of the college's educational plant survey pursuant to Chapter 1013 Florida Statutes:

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Survey Notes : None Entered

Site Notes for: PARRISH CENTER CAMPUS

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Section 2: Survey Cost Summary

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CIP 3B COST WORKSHEET

State College of FL, Manatee-Sarasota

State College of Florida, Manatee Sarasota Parrish Center
Phase I

CIP 3B

BUILDING SPACE DESCRIPTION

NEW CONSTRUCTION	NSF	GSF	\$/GSF	Local Factor	Const. Cost
CATEGORY					
Classrooms	0	0	\$ 435.75	1.01	\$ -
Teaching Labs		0	\$ 456.52	1.01	\$ -
Library	0	0	\$ 386.29	1.01	\$ -
Vocational Labs	27,000	38,351	\$ 551.04	1.01	\$ 21,344,264
Offices	3,500	4,971	\$ 470.45	1.01	\$ 2,361,993
Auditorium - Exhibits		0	\$ 491.85	1.01	\$ -
Instructional Media		0	\$ 319.18	1.01	\$ -
Gymnasium		0	\$ 344.27	1.01	\$ -
Student Services	0	0	\$ 468.83	1.01	\$ -
Support Services	0	0	\$ 320.32	1.01	\$ -
TOTAL	30,500	43,322	Wt. Avg. 447.5		

New Construction Cost \$ 23,706,257

REMODELING/RENOVATION*	NSF*	GSF*	\$/GSF*	Local Factor	Const. Cost
NOTE: Remodel \$/GSF calculated as 65% of new construction rate for the Student Services space category.		0		1.01	\$ -
				1.01	\$ -
TOTAL	-	0			\$ -

Remodeling/Renovation Cost* \$ -

***Note: Remodeling should not exceed 65% of New Construction Cost. Renovation should not exceed 30% of New Construction Cost. Also, DO NOT use the new square footage net to gross ratio for Remodeling projects. Calculate your existing N:G ratio using the actual building net and gross sf numbers. Renovation projects use net square feet only.**

Base Construction for New & Rem/Ren	\$ 23,706,257
Site development/improvement** (2.6%)	\$ 6,163,627
Total Base Construction Costs	\$ 29,869,884

**Note: If 2.6% is used for basic site dev/imp, do not request additional extraordinary construction costs for sitework below.

PROJECT COMPONENT COSTS & PROJECTIONS

		Costs Encumbered/ Incurred to date	Year 1 2024-2025	Year 2 2025-2026	Year 3 2026-2027	TOTAL
1. CONSTRUCTION COSTS						
a.	Total Base Construction Cost (from above)		\$29,869,884			\$29,869,884
Additional Extraordinary Construction Costs						
b.	Environmental Impacts/Mitigation					\$0
c.	Site preparation					\$0
d.	Landscape/Irrigation					\$0
e.	Plaza/Walks					\$0
f.	Roadway improvements					\$0
g.	Parking spaces:					\$0
h.	Telecommunication					\$0
i.	Electrical service					\$0
j.	Water distribution					\$0
k.	Sanitary sewer system					\$0
l.	Chilled water system					\$0
m.	Storm water system					\$0
n.	Energy efficient equipment					\$0
o.	Other: access control system					\$0
Subtotal: CONSTRUCTION COSTS		\$0	\$29,869,884	\$0	\$0	\$29,869,884
2. OTHER PROJECT COSTS						
a.	Land/existing facility acquisition***	\$0				\$0
b.	Professional Fees					
	1) Planning/programming (1%)		\$298,699			\$298,699
	2) A/E fees (7.8%)		\$2,329,851			\$2,329,851
	3) Inspection Services*** (sugg. 0.5%)		\$149,349			\$149,349
	4) On-site representation (1.3%)		\$388,308			\$388,308
	5) Other prof. services*** (sugg. 0.5%)		\$298,699			\$298,699
c.	Testing/surveys (2.2%)		\$857,137			\$857,137
d.	Permit/Environmental Fees***		\$224,024			\$224,024
e.	Miscellaneous cost*** (sugg. 1-3%)		\$1,493,494			\$1,493,494
f.	Movable equipment/furnishings (15.0%)		\$3,555,939			\$3,555,939
*** As needed	Subtotal: OTHER PROJECT COSTS	\$0	\$9,395,501	\$0	\$0	\$9,395,501
TOTAL PROJECT COST		\$0	\$39,265,385	\$0	\$0	\$39,265,385

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RECOMMENDATIONS FOR EDUCATIONAL PLANTS STATE COLLEGE OF FLORIDA, MANATEE-SARASOTA

Survey : 3 Version : 2**Date : 9/6/2023**

The educational plant survey is a systematic study of present educational and ancillary plants and the determination of future needs. The survey is not directly concerned with the instructional program but the relationship of educational plants to the instructional program is such that judgments regarding the instructional program are necessarily a part of an educational plant survey.

The construction, remodeling, and renovation of educational facilities is a major undertaking. The educational plant survey aids in formulating plans for housing the educational activities of students and staff of the community college for the next several years and the survey considers the local comprehensive plan in its forecast strategies. This plan represents a careful study of all available data regarding the status of educational and ancillary facilities in relation to capital outlay full-time equivalency (COFTE) student membership and the projected changes in COFTE student membership. The intent of this educational plant survey is to ensure the thoughtful, orderly development of a program for providing educational and ancillary plants to house the educational and academic support activities of the college.

The recommendations in this educational plant survey furnish the foundation for a five-year plan for educational plants adopted by the Board of Trustees in accordance with §1013.31, Florida Statutes. Similarly, the recommendations serve as the basis for the proposed building program with projects listed in the order of priority submitted pursuant to State Requirements for Educational Facilities §2.1(5).

Educational plant survey cost estimates are determined based on cost factors that are 31 months (January, the midway point of the five-year survey period) from the official beginning of the survey period, which is July 1 of the first full year of the survey. The cost per square foot for new construction, remodeling, and renovation is based on actual statewide average construction cost data with a cost index increase applied to use the mid-point of the survey costs for planning purposes. The cost estimate process applies uniformly to all surveys in all colleges so that consistent planning can be made on a statewide basis.

Cost estimates for educational plant survey recommendations provide a general idea of anticipated costs and should not be interpreted as accurate estimates for particular projects. When educational plant survey recommendations become specific projects, professionals who can estimate the actual project costs based on current construction information must prepare the estimates.

The following table is a summary of square foot rates and cost estimates for the community college educational plant survey recommendations:

Recommendation Category	Cost per Square Foot	Estimated Cost
New Construction	547.21	23,706,257
Remodeling		
Renovation		
Site Recommendations	359.15	15,559,128
Estimated Total Survey Recommendation Cost	\$906.36	\$39,265,385.00

In addition, the educational plant survey provides six standard recommendations for college-wide application, as needed. The standard survey recommendations address general categories of physical plant needs that are likely to occur over time. No cost estimates are included for the standard survey recommendations.

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Section 3: Recommendation Details

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COMMUNITY COLLEGE RECOMMENDATION DETAIL REPORT**Site No:** 5**Site Name:** SCF PARRISH CENTER CAMPUS**SITE RECOMMENDATIONS**

NUMBER	DESCRIPTION	ESTIMATED COST
1.001	Parrish Center Phase 1: New Construction of a 30,500 NSF "Center of Higher Education" will consist of site development, parking, and design to support a 40,000-square-foot mixed-use building to serve workforce academic programs, general studies, collaborative spaces, and administrative offices.	39,265,385
SCF PARRISH CENTER CAMPUS Total :		<u>\$39,265,385.00</u>

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Notes:

The Florida Department of Education, Office of Educational Facilities received Supplemental (SPOT) Survey 3.2 at a time and date when the functionality of the Educational Facilities Information System (EFIS) was not effectively working for Supplemental Surveys. When the EFIS application works effectively, SPOT Survey 3.2 will be input accordingly.

Anne L. Nyman

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