

August 13, 2013

TO: MEMBERS OF THE SCHOOL BOARD OF PINELLAS COUNTY

FROM: MICHAEL A. GREGO, Ed.D., SUPERINTENDENT

M: Request Approval of Supplemental Survey for San Jose Elementary  
(Facility 102)

**BACKGROUND:**

The Educational Plant Survey for Pinellas County was completed in June 2010 and included site development remodeling, renovation and new construction recommendations for San Jose Elementary (Facility 102). This supplemental survey will allow the district to amend the Five-Year Capital Outlay Plan and Facilities Work Program, to include remodeling of old boiler room into an ESE Supplementary Instruction space, along with additional remodeling recommendations to reduce student stations and assist in balancing membership (number of students) being recommended for San Jose Elementary. Attached is a copy of the supplemental survey that will be electronically submitted to the Florida Department of Education (FLDOE).

**RATIONALE:**

Based on input from the school and district staff, this supplemental survey, if approved by FLDOE, will better meet the needs of students and staff assigned to San Jose Elementary. The recommended student stations will be decreased by 155 for a total of 448 student stations. Recommended capacity of the school with FLDOE mandated 100 percent utilization factor will be 448. The Capital Outlay Full Time Equivalent (COFTE) Student Membership (enrollment) Recommended will remain unchanged at 432.

## EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

**District:** 52-PINELLAS COUNTY SCHOOL DISTRICT     
**Survey:** Survey: 4 - Version: 9     
**Status:** Active Pending

**District Name:** PINELLAS COUNTY SCHOOL DISTRICT  
**Survey:** Number 4 - Version 9  
**Facility Name:** SAN JOSE ELEMENTARY  
**Address:** 1670 SAN HELEN DRIVE, DUNEDIN

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

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	598	-155	443
Reloc. Stations	5	0	5
Mod. Stations	0	0	0
Total Stations	603	-155	448
Utilization Factor	100%		100%
School Capacity	603		448
COFTE Student Membership	441		432
Survey Annotation	Bldg 98: Transfer to district, Failed Standards relocatables rooms 012, 127 and 128 Bldg 98: Transfer to district, relocatables rooms 012A, 012B, 127A, 127B, 127C, 127E, 127F, 128A, 128C, 128D and 128E		

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
\$0	\$0	\$1,832,600	\$0	\$974,385	\$2,659,625	\$380,696
Estimated Total Project Cost					\$5,847,306	

SAN JOSE ELEMENTARY	Parcel	Building	Description	Total NSF	Change in Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
New Construction 2011			New Construction: Adding 1 unit of MULTIPURPOSE ROOM (DINING) (1944 NSF), 1 unit of MULTIPURPOSE ROOM CHAIR STORAGE (125 NSF)	2,069	0	\$380,696	\$184	\$0

## EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

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52-PINELLAS COUNTY SCHOOL DISTRICT

Survey:

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SAN JOSE ELEMENTARY	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
Remodeling 2013	106	1	Removed NSF (385), Added NSF (385), Difference NSF (0), Percent (0%), Removed Stations (0), Added Stations (0) Remodeling: Adding 1 unit of E S E SUPPLEMENTARY INSTRUCTION (255 NSF), 1 unit of INSIDE CIRCULATION (13 NSF), 1 unit of TELEPHONE EQUIPMENT/COMMUNICATION CLOSET (117 NSF) and Removing Room 011 (385 NSF)	385	0	\$41,195	\$107	\$0
Remodeling 2013	106	2	Removed NSF (5870), Added NSF (5870), Difference NSF (0), Percent (0%), Removed Stations (126), Added Stations (45) Remodeling: Adding 1 unit of PRIMARY SKILLS LAB (K-3) (850 NSF), 1 unit of ELEMENTARY P E STORAGE (481 NSF), 2 units of RESOURCE ROOM (425 NSF), 1 unit of E S E PRE-K (850 NSF), 2 units of E S E PART-TIME (850 NSF), 1 unit of E S E FULL-TIME (850 NSF), 1 unit of E S E ITINERANT (289 NSF) and Removing Room 001 (850 NSF), Room 002 (850 NSF), Room 003 (850 NSF), Room 006 (770 NSF), Room 011 (850 NSF), Room 012 (850 NSF), Room 013 (850 NSF)	5,870	-81	\$569,390	\$97	\$0
Remodeling 2013	106	3	Removed NSF (1700), Added NSF (1700), Difference NSF (0), Percent (0%), Removed Stations (40), Added Stations (10) Remodeling: Adding 1 unit of E S E FULL-TIME (850 NSF), 1 unit of E S E RESOURCE (561 NSF), 1 unit of E S E ITINERANT (289 NSF) and Removing Room 014 (850 NSF), Room 015 (850 NSF)	1,700	-30	\$181,900	\$107	\$0
Remodeling 2013	106	3	Removed NSF (1700), Added NSF (1700), Difference NSF (0), Percent (0%), Removed Stations (44), Added Stations (0) Remodeling: Adding 1 unit of PRIMARY SKILLS LAB (K-3) (850 NSF), 1 unit of E S E PT/OT LAB (850 NSF) and Removing Room 022 (850 NSF), Room 023 (850 NSF)	1,700	-44	\$181,900	\$107	\$0

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52-PINELLAS COUNTY SCHOOL DISTRICT

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SAN JOSE ELEMENTARY	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
Renovation 2013	106	1	Renovating: Apply Painting, Floor Cover, Electrical, Plumbing, Windows, Lighting, Restrooms, HVAC Systems, Bell/Fire Alarm Systems, Retrofit for Technology to Room 001 (415 NSF), Room 001A (200 NSF), Room 001B (5 NSF), Room 001C (5 NSF), Room 001D (35 NSF), Room 002 (170 NSF), Room 003 (103 NSF), Room 003A (15 NSF), Room 003B (90 NSF), Room 003C (90 NSF), Room 004 (110 NSF), Room 005 (300 NSF), Room 005A (80 NSF), Room 005B (48 NSF), Room 006 (938 NSF), Room 006A (104 NSF), Room 006B (52 NSF), Room 006C (25 NSF), Room 006D (68 NSF), Room 006E (100 NSF), Room 006F (50 NSF), Room 006G (94 NSF), Room 006H (94 NSF), Room 007 (80 NSF), Room 008 (46 NSF), Room 009 (2440 NSF), Room 010 (796 NSF), Room 011A (112 NSF), Room 011B (104 NSF), Room 012 (1108 NSF)	7,877	0	\$559,267	\$71	\$0
Renovation 2013	106	2	Renovating: Apply Painting, Floor Cover, Electrical, Plumbing, Windows, Lighting, Restrooms, HVAC Systems, Bell/Fire Alarm Systems, Retrofit for Technology to Room 004 (850 NSF), Room 005 (850 NSF), Room 006A (80 NSF), Room 006B (24 NSF), Room 007 (850 NSF), Room 008 (850 NSF), Room 009 (850 NSF), Room 010 (850 NSF), Room 014 (255 NSF), Room 015 (221 NSF), Room 016 (134 NSF), Room 017 (136 NSF), Room 018 (2720 NSF)	8,670	0	\$615,570	\$71	\$0
Renovation 2013	106	3	Renovating: Apply Painting, Floor Cover, Electrical, Plumbing, Windows, Lighting, Restrooms, HVAC Systems, Bell/Fire Alarm Systems, Retrofit for Technology to Room 016 (850 NSF), Room 017 (850 NSF), Room 018 (850 NSF), Room 019 (850 NSF), Room 020 (850 NSF), Room 021 (850 NSF), Room 024 (112 NSF), Room 025 (210 NSF), Room 026 (112 NSF), Room 027 (210 NSF), Room 028 (212 NSF), Room 029 (212 NSF), Room 030 (230 NSF), Room 031 (230 NSF), Room 032 (2600 NSF)	9,228	0	\$655,188	\$71	\$0

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SAN JOSE ELEMENTARY	Parcel	Building	Description	Total NSF	Change in Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
Renovation 2011	106	4	Renovating: Apply Painting, Floor Cover, Electrical, Plumbing, Windows, Lighting, Restrooms, HVAC Systems, Bell/Fire Alarm Systems, Retrofit for Technology to Room 001 (377 NSF), Room 001A (125 NSF), Room 001B (68 NSF), Room 001C (124 NSF), Room 001D (40 NSF), Room 001E (1123 NSF), Room 001F (1103 NSF), Room 002 (70 NSF), Room 002A (53 NSF), Room 002B (40 NSF), Room 002C (53 NSF), Room 003 (805 NSF), Room 004 (805 NSF), Room 005 (161 NSF), Room 006 (805 NSF), Room 007 (805 NSF), Room 008 (161 NSF), Room 009 (69 NSF), Room 009A (53 NSF), Room 009B (53 NSF), Room 010 (791 NSF), Room 010A (160 NSF), Room 010B (35 NSF), Room 011 (200 NSF)	8,079	0	\$492,819	\$61	\$0
Renovation 2011	106	6	Renovating: Apply Painting, Floor Cover, Electrical, Plumbing, Windows, Lighting, Restrooms, HVAC Systems, Bell/Fire Alarm Systems, Retrofit for Technology to Room 001 (840 NSF), Room 002 (820 NSF), Room 002A (130 NSF), Room 002B (90 NSF), Room 003 (840 NSF), Room 003A (100 NSF), Room 003B (130 NSF), Room 004 (840 NSF), Room 005 (223 NSF), Room 005A (35 NSF), Room 005B (8 NSF), Room 006 (100 NSF), Room 007 (1365 NSF)	5,521	0	\$336,781	\$61	\$0

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FACILITY NAME	PK-3 Memb. Proj.	4-8 Memb. Proj.	9-12 Memb. Proj.	PK-3 Memb. In	4-8 Memb. In	9-12 Memb. In	PK-3 Memb. Out	4-8 Memb. Out	9-12 Memb. Out	PK-3 Memb. Reco.	4-8 Memb. Reco.	9-12 Memb. Reco.	Total COFTE	Exist. Satis. Stat.	Pos. Remo. Sta.	Neg. Remo. Sta.	New Const. Sta.	Total Sta.	Util. Fact or	Reco. Capac.	Year- Round Capac.
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### Elementary

AZALEA ELEMENTARY	416	185	0	0	0	0	0	5	0	416	180	0	596	884	0	-274	0	610	1.00	610	732
CYPRESS WOODS ELEMEN	464	220	0	0	0	0	0	20	0	464	200	0	664	803	0	-117	0	666	1.00	666	823
LARGO CENTRAL ELEM	0	0	0	0	0	0	0	0	0	0	0	0	0	442	0	-442	0	0	1.00	0	0
OAKHURST ELEMENTARY	505	237	0	0	0	0	0	15	0	505	222	0	727	828	0	-86	0	742	1.00	742	890
PONCE DE LEON ELEMENTARY	490	206	0	0	0	0	0	0	0	490	206	0	696	843	0	-141	0	702	1.00	702	842
SAN JOSE ELEMENTARY	296	136	0	0	0	0	0	0	0	296	136	0	432	603	0	-155	0	448	1.00	448	537
SKYVIEW ELEMENTARY	341	175	0	0	15	0	0	0	0	341	190	0	531	794	1	-242	0	553	1.00	553	663
TARPON SPRINGS ELEME	396	197	0	0	0	0	0	1	0	396	196	0	592	731	4	-121	0	614	1.00	614	736

### Middle & Junior High

CLEARWATER FUNDAMENTAL	0	811	0	0	0	0	0	15	0	0	796	0	796	896	0	0	0	896	0.90	806	1,075
TARPON SPRINGS MIDL	0	1,007	0	0	84	0	0	0	0	0	1,091	0	1,091	1,405	10	-178	0	1,237	0.90	1,113	1,484

### Senior High

LARGO SENIOR HIGH	0	0	2,470	0	0	0	0	0	0	0	0	2,470	2,470	2,721	0	-2,721	2,627	2,627	0.95	2,495	3,152
PINELLAS PARK SENIOR HIGH	0	0	1,981	0	0	0	0	0	0	0	0	1,981	1,981	2,312	0	-200	0	2,112	0.95	2,006	2,534
SEMINOLE HIGH	0	0	1,797	0	0	0	0	0	0	0	0	1,797	1,797	2,211	10	-303	0	1,918	0.95	1,822	2,301

### Combination

JAMES B. SANDERLIN PK-8	244	582	0	0	0	0	0	24	0	244	558	0	802	724	42	-61	187	892	0.90	802	1,070
MADEIRA BEACH FUNDAMENTAL	235	1,088	0	0	0	0	0	19	0	235	1,069	0	1,304	1,691	7	-249	0	1,449	0.90	1,304	1,738

### Vocational/Adult

PTEC - CLEARWATER C	0	0	0	0	0	0	0	0	0	0	0	0	0	896	38	0	0	934	1.20	1,120	1,120
PTEC - ST PETERSBURG C	0	0	0	0	0	0	0	0	0	0	0	0	0	1,385	95	-34	37	1,483	1.20	1,779	1,779

	3,387	4,844	6,248	0	99	0	0	99	0	3,387	4,844	6,248	14,479	20,169	207	-5,324	2,851	17,903		17,602	21,476
	out of	out of	out of																		
	30,404	34,370	27,046																		