

THE SCHOOL DISTRICT OF LEE COUNTY

PERSONAL | PASSIONATE | PROGRESSIVE



CAPITAL IMPROVEMENT PLAN
5-Year Outlook | 2020-2025



THE SCHOOL DISTRICT OF LEE COUNTY
PERSONAL | PASSIONATE | PROGRESSIVE



OUR VISION

is to be a World-Class School System

OUR MISSION

is to ensure that each student achieves his/her highest personal potential

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LETTER FROM SUPERINTENDENT

Board Members and Community Members,

I am pleased to present the School District of Lee County's first Capital Improvement Plan (CIP). The CIP has been a collaborative effort of the Operations, Business Services, Academic Services, and Information Systems Divisions. Through the CIP, the team has initiated a deliberative process to develop the District's educational facilities that achieves the District's strategic initiatives and planning goals. We are confident that the CIP will provide our Board and community insight into the capital planning process.

Based upon *"EnVision 2030, the School District of Lee County's Strategic Plan"*, the CIP supports capital improvement projects that achieve the District's strategic initiatives. The Big 5 are priority initiatives that further the goals of *EnVision 2030*. Three of the five priorities relate to the improvement of educational facilities by providing for 1) community-oriented schools located in close proximity to community's neighborhoods, 2) expanded pre-K educational services and programs that improve Kindergarten readiness, and 3) vocational and technical training that helps prepare the workforce for high demand careers in SW Florida. By supporting District strategies, the CIP commits the District's capital planning resources to achieving its priorities.

A central component of the CIP are a set of goals and values that guides the process by which projects are identified, evaluated, and selected. As discussed in this report, the team evaluated 360 capital projects. The proposed projects were evaluated according to the District's capital goals and values relating to 1) capital improvement strategies, 2) education services and facilities planning, 3) maintenance preservation, 4) safety and security, and 5) technology. Additionally, the projects were considered based on available capital fiscal and personnel resources. By evaluating each project by its ability to implement the District's goals and values in a way the effectively uses District resources, the team was able to meet project demands and District objectives. The end result of this effort is that approximately 40 projects were selected for this plan—a five-year investment of nearly \$750 million dollars. Additionally, Maintenance, Technology, Safety, and other Operations annual initiatives and rotational projects were funded for a total capital improvement investment of \$1.7 billion dollars over the next five years.

Through the CIP the District has focused on improving Lee County's educational facilities by aligning capital project funding with the District's strategic priorities and educational facility needs. The intent of the CIP is to serve as a useful tool for navigating the capital budget and projects.

Sincerely,



Gregory K. Adkins, Ed.D.
Superintendent

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CHAPTER 1: INTRODUCTION



INTRODUCTION

Lee County, FL

Lee County is located in southwest Florida where rapid population growth has been driving regional development trends. The county is home to a diverse population that is anticipated to steadily grow for years to come, causing us to have to consider infrastructure needs to service this growing population. Lee County's diversity can be described through its various planning communities which range from rural communities where little growth is planned to quickly developing clusters of suburban neighborhoods. Additionally, Lee County is home to six municipalities where there is an equally great range of diversity: Cape Coral, Fort Myers, Fort Myers Beach, Estero, Bonita Springs, and Sanibel (Map 1).

Planning for schools in a quickly growing county has a number of challenges and considerations that must be weighed. Demographic data is one place to begin. Demographic data explains the breakdown of where the District's nearly 97,000 students live today and where future students will live in the future. One of the data measures to anticipate growth is by reviewing planned residential developments. Because this growth is tied to a location, we are also able to determine *where* the growth will generate the greatest impacts to service and will require efforts to maintain adequate levels of service.



Source: [River District Alliance](#)

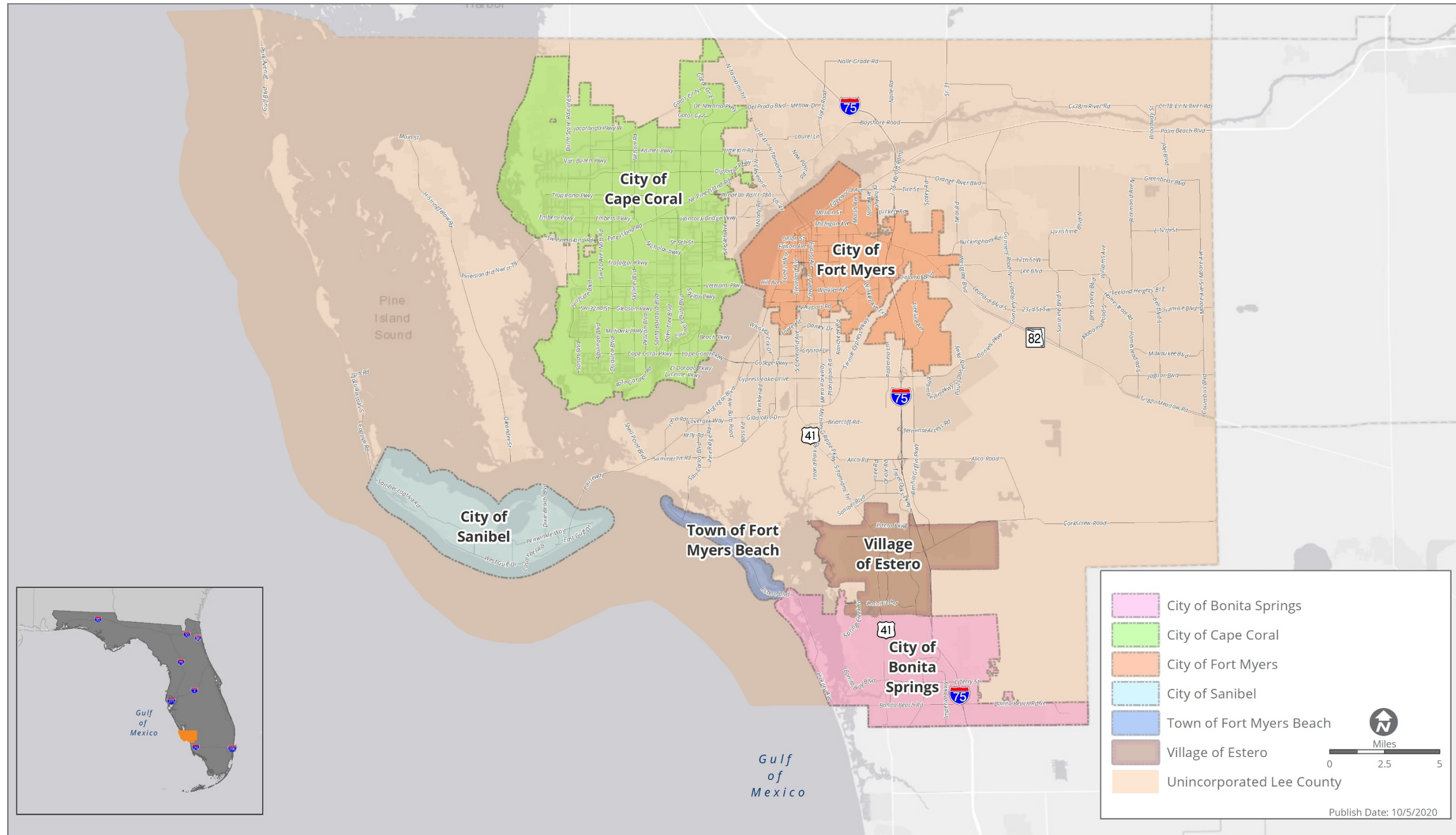
Plan Overview

Future projects selected for this five-year plan were chosen after a consideration of all requests for facility improvements, budgetary limitations, and anticipated growth. Furthermore, District goals, values, and priorities were at the foreground of the decision-making process and are further described in this plan. The District's values include student safety, strategic priorities, equity, customer and organization concerns, and education programs and resources (Graphics 2 and 3). As keys to implementing the District's strategic vision and planning goals, these values were primary factors in the project selection process (Graphic 1). This plan provides for additional details on the capital projects planned and budgeted for the fiscal years 2020/21—2024/25.



THE SCHOOL DISTRICT OF LEE COUNTY

Location Map 1



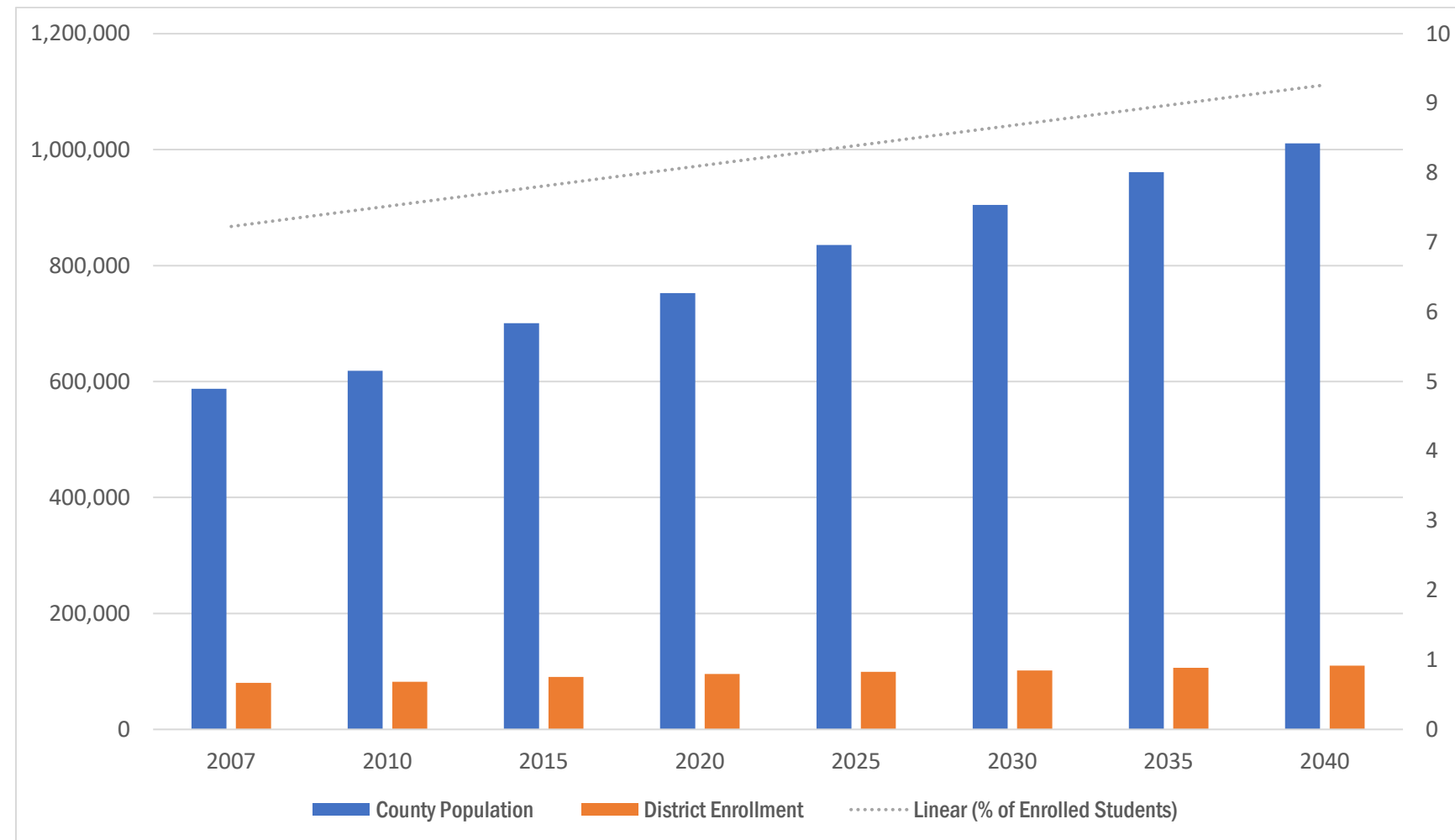
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DEMOGRAPHIC DATA

Population Overview

Lee County's population is growing, but its student population is not growing at the same rate. As noted in the graph, student enrollment in Lee County has seen slight and steady growth compared to its booming overall population growth. This can be attributed to the number of older citizens that live in Lee County.

Chart 1: Correlation of County Population & District Enrollment



Lee County's 2019 population is estimated to be 735,148, a nearly 15.8% increase from the 2010 population of 618,754.

The county has an overall annual growth rate of 1.75%. However, this growth rate is not distributed evenly throughout Lee County as some areas of the county are seeing greater residential growth than others. Even within areas of residential growth, the contributors to growth vary—some communities are mostly populated by smaller household sizes while other parts of the county are seeing larger household sizes. This is significant to school planning as smaller household sizes are indicative of retiree population whereas larger households are indicative of families. Table 1 below demonstrates the demographic variety between areas of Lee County by comparing county-wide statistics with those of Lee County's jurisdictions.

Table 1: Lee County Demographic Variety

	Lee County	City of Fort Myers	Town of Fort Myers Beach	City of Bonita Springs	Village of Estero	City of Cape Coral	City of Sanibel
% of Pop. 5-18 years	13	13.8	2.2	9.9	6.0	14.1	6.4
% of Pop. 65 and over	28.6	20.8	55.6	39.7	46.7	22.8	54.2
Persons per Household	2.61	2.49	1.93	2.44	2.19	2.74	1.96

As noted in Table 1, the population of Lee County residents that are between 5 and 18 years of age is 13% which falls between the figures for the Town of Fort Myers Beach with a lower figure of 2.2 and the City of Cape Coral with a higher figure of 14.1. This pattern is also evident in the "Persons per Household" category where there are approximately 2.61 persons per household in Lee County, whereas the Town of Fort Myers Beach has a low figure of 1.93 – the lowest value in the county. Cape Coral has the highest figure once again with an average 2.74 persons per household.

Source: [Orlando Sentinel](#)



Source: Google



Source: [Visit Florida](#)



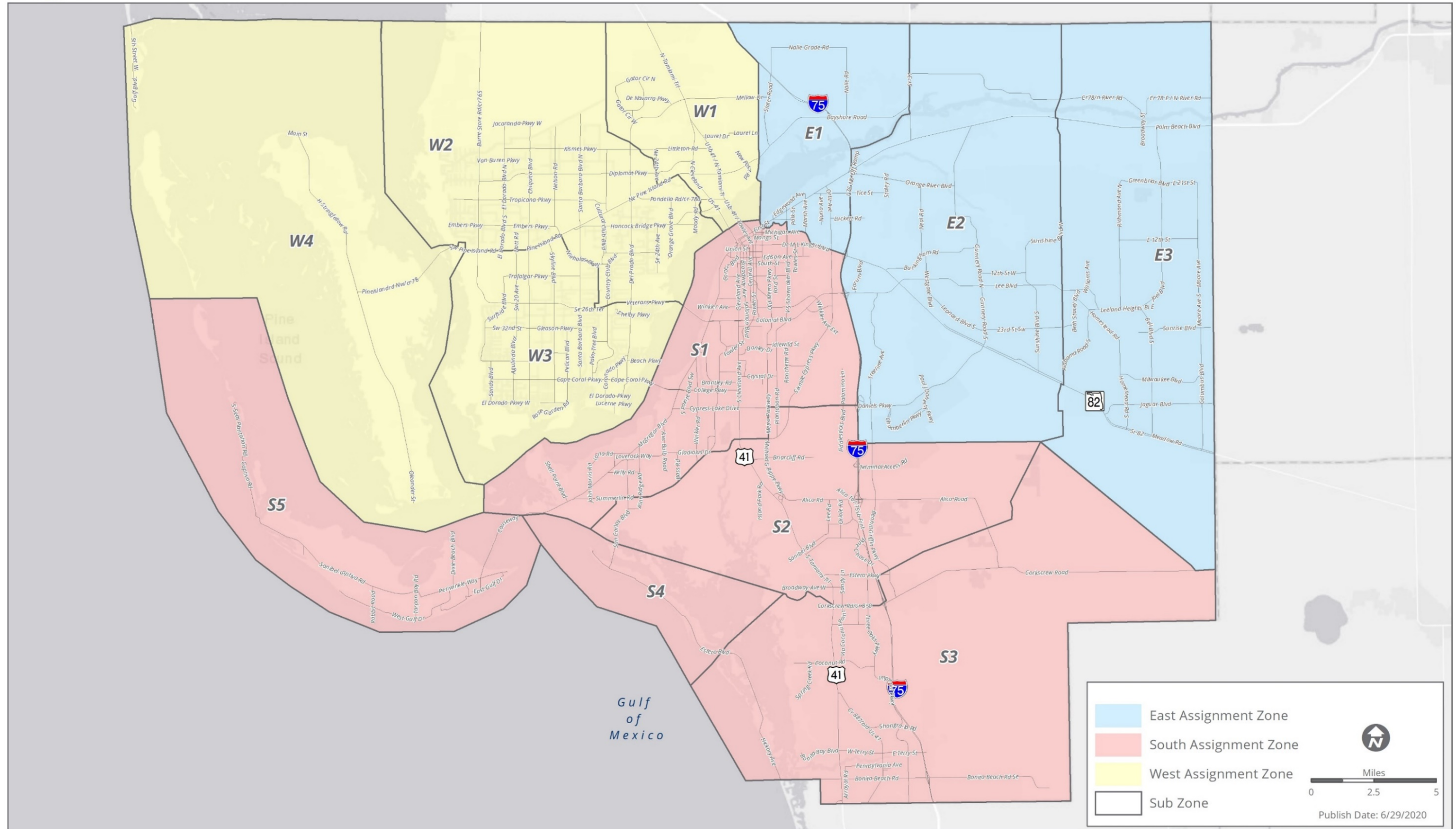
Student Assignment Zones

The Student Assignment Zones are comprised of three major areas; the West Zone, the East Zone, and the South Zone (Map 2). The West Zone generally shares its boundary with Cape Coral and includes North Fort Myers and islands in proximity to the Cape. The East Zone is mostly made up of Lehigh Acres, other eastern communities such as Gateway and Alva. The South Zone spans from Myers to Bonita Springs and includes nearby islands. Within each zone are three to five subzones. Lee County's islands have their own subzones, for example, Pine Island, Matlacha, Cayo Costa, and Gasparilla are all located within subzone W4 which represents the 4th West subzone.



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Student Assignment Zones 2020-2021 Map 2

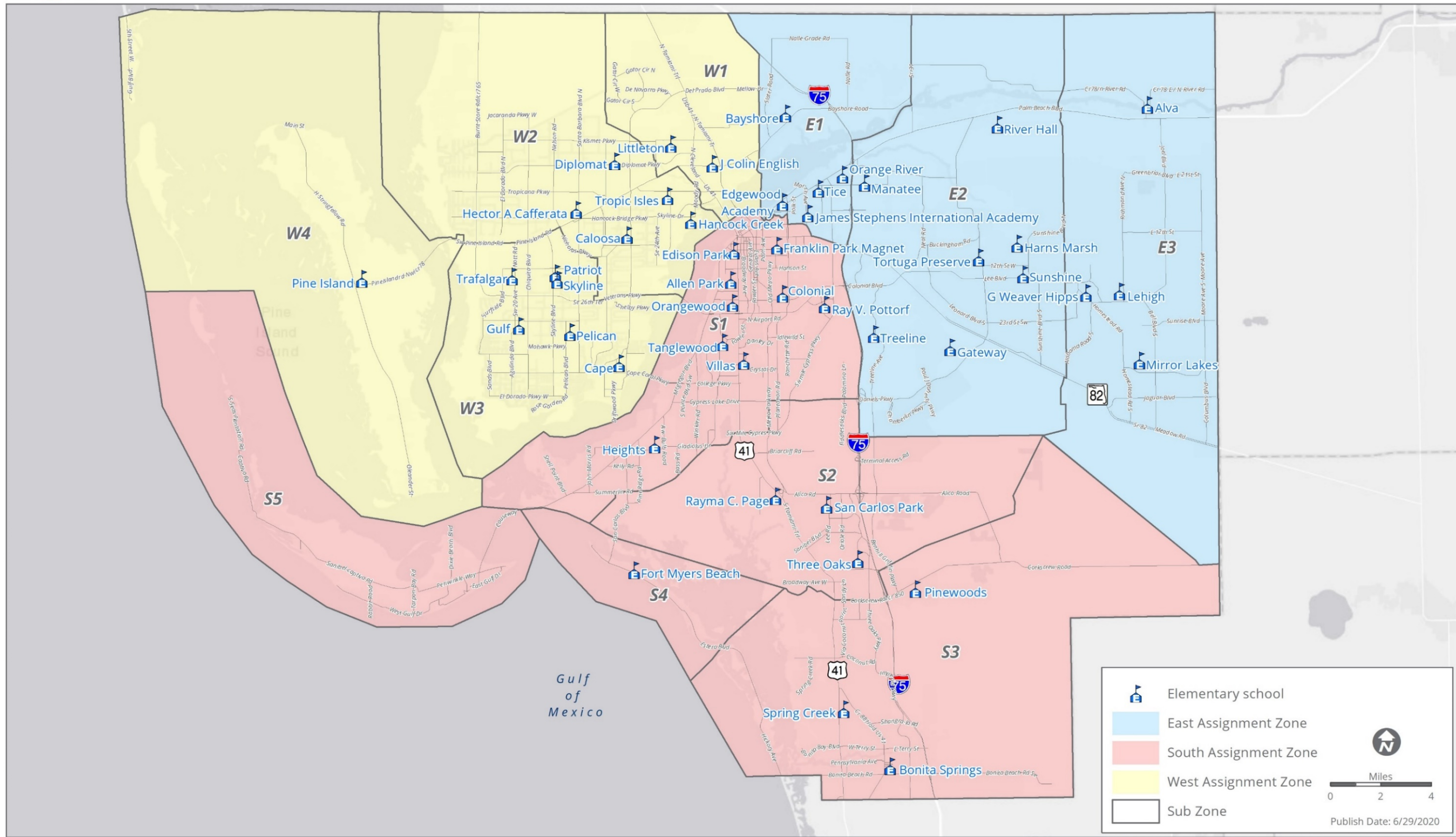


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Traditional Public Elementary Schools Map 3



- Elementary school
- East Assignment Zone
- South Assignment Zone
- West Assignment Zone
- Sub Zone

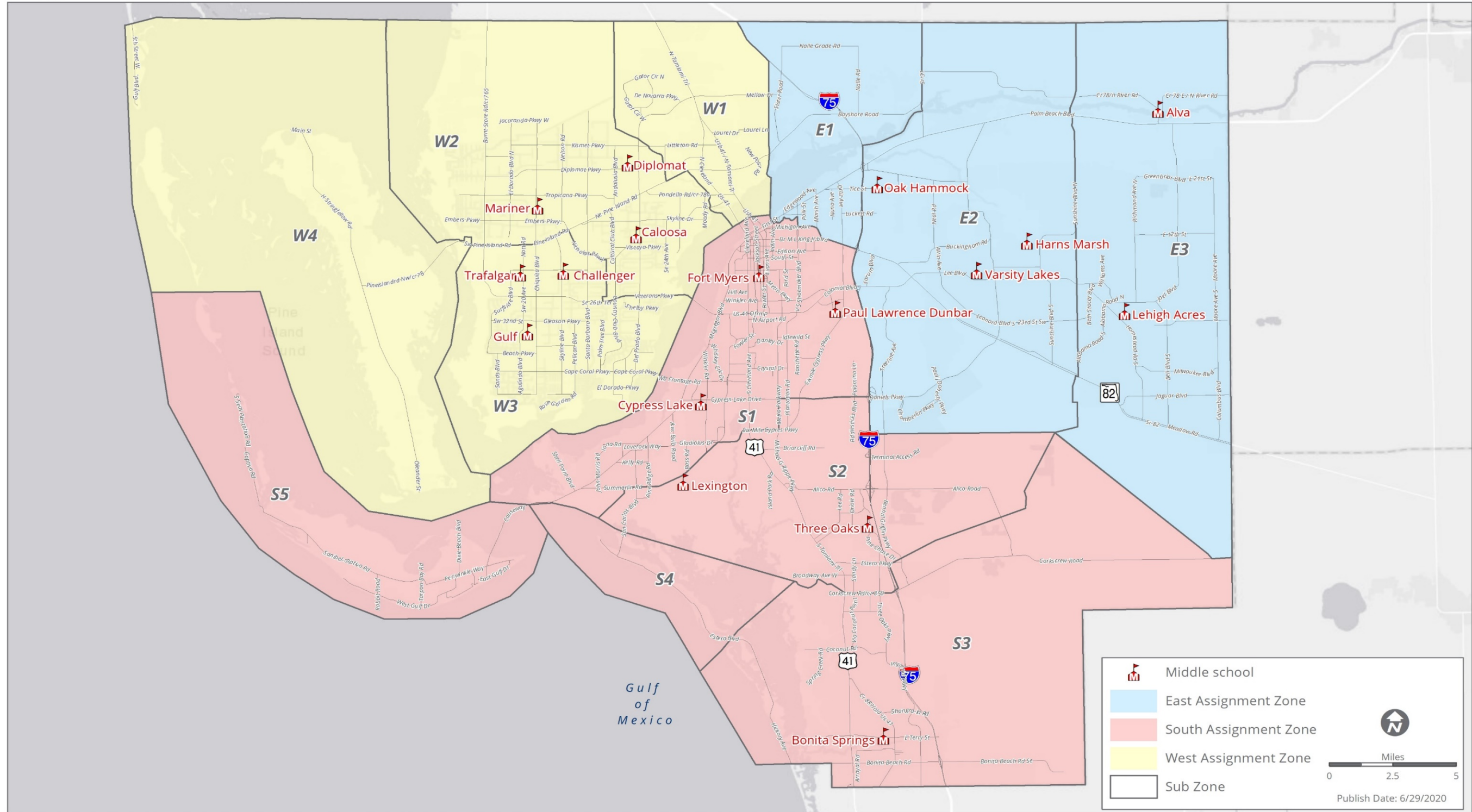
Miles
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 Publish Date: 6/29/2020

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THE SCHOOL DISTRICT OF LEE COUNTY

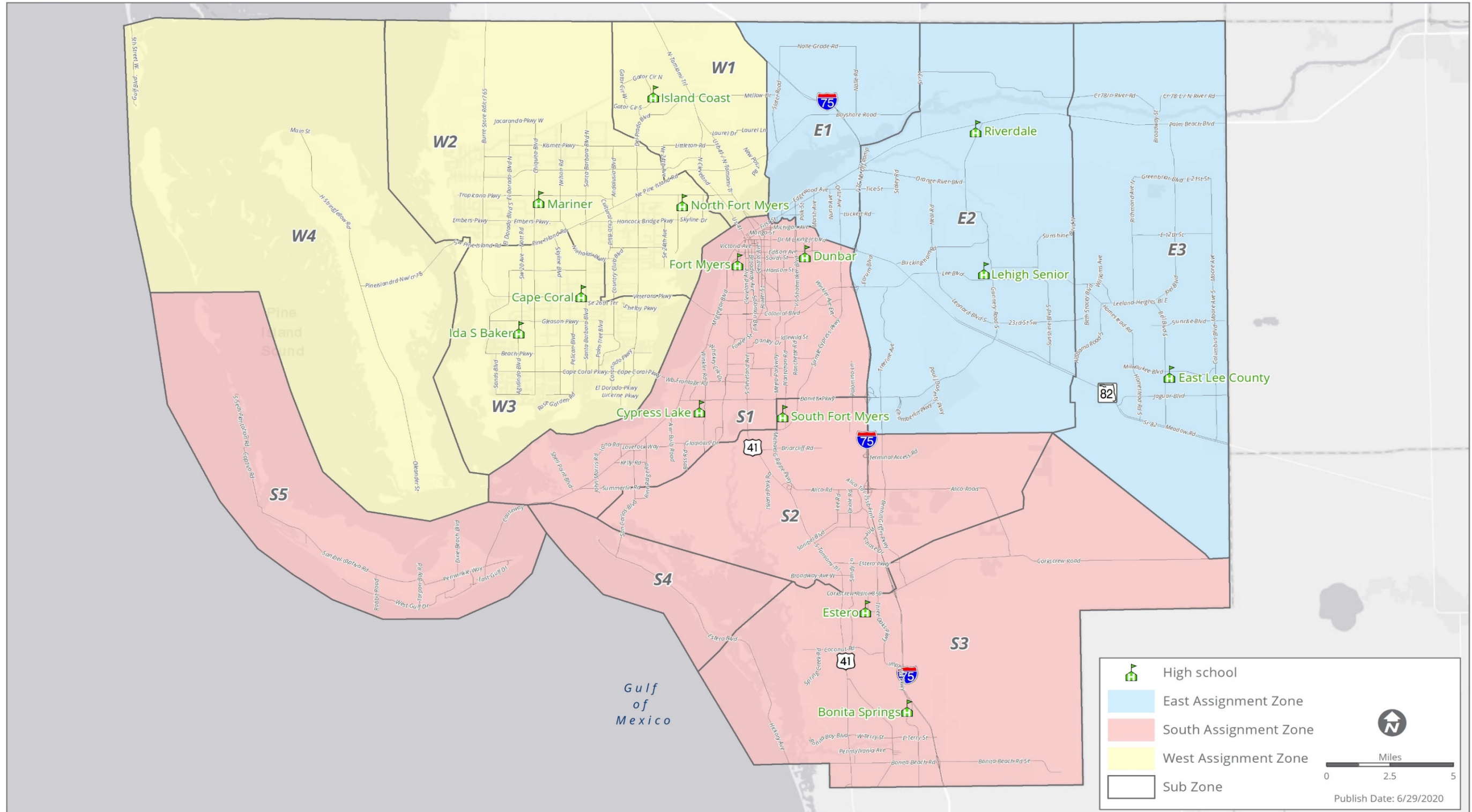
Traditional Public Middle Schools Map 4





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Traditional Public High Schools Map 5



	High school
	East Assignment Zone
	South Assignment Zone
	West Assignment Zone
	Sub Zone

Miles
 0 2.5 5
 Publish Date: 6/29/2020

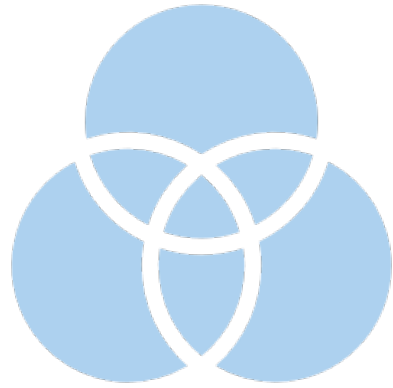
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CAPITAL PLANNING GOALS

The Capital Improvement Plan is driven by five key goals which were approved by the Board in October 2019 and are identified below:

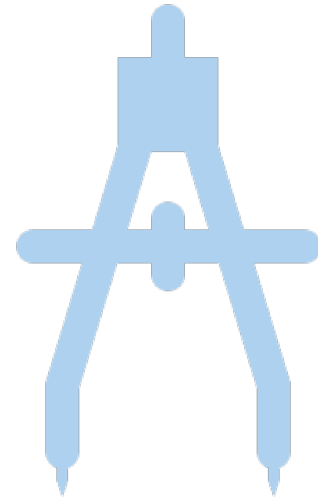
Graphic 1: Planning Goals

Goal 1: Capital Improvement Strategy



- Five-year Capital Improvement Plan
- Capital Asset Utilization
- Capital Improvement Financing
- Funding Mechanism Assessments
- Capital Project Budget

Goal 2: Education Services & Facilities Planning



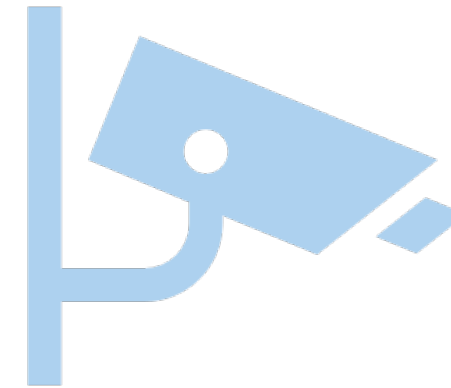
- Educational Facility Planning
- Facility Development
- Academic Programs Coordination
- Shared-Use Facilities and Co-located Services

Goal 3: Asset Maintenance and Preservation



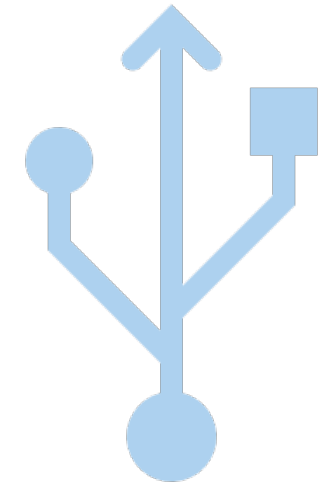
- Facility Condition and Utilization Assessment
- Asset Maintenance and Rotation Schedules
- Capital Improvement Priorities

Goal 4: Safety and Security



- Campus Access
- Campus Security
- Security Technology

Goal 5: Technology



- Technology Infrastructure
- Classroom and School Technology Equipment

CAPITAL PLANNING VALUES

To evaluate the priorities associated with each goal, values were established and ranked by the Board. The resulting "Hierarchy of Values" was approved December 9, 2019.

Graphic 2: Capital Planning Values

**1. Safety/
Security
Enhancement**



**2. Aligned with
Strategic Plan**



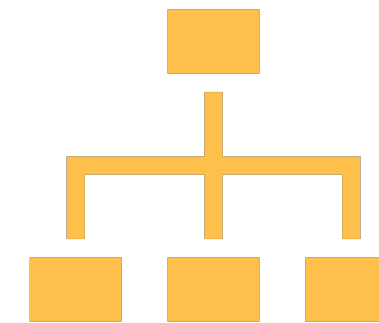
3. Equity



**4. Customer
Experience**



**5. Organizational
Efficiency/
Sustainability**



**6. Modernized/
Adaptable
Facilities**



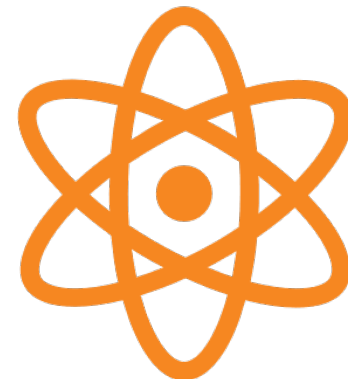
7. Wellness



**8. Technology
Enhancement**



9. STEM



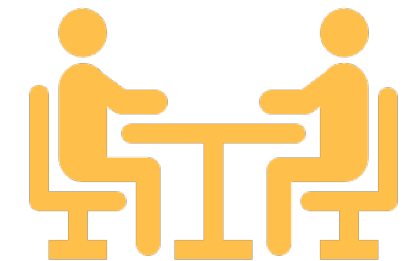
10. Innovation



11. Arts



**12. Community
Partnerships**



Each of the 12 values is listed on the left-most column of the chart below. The capital planning goal that the value corresponds with is designated with a checkmark.

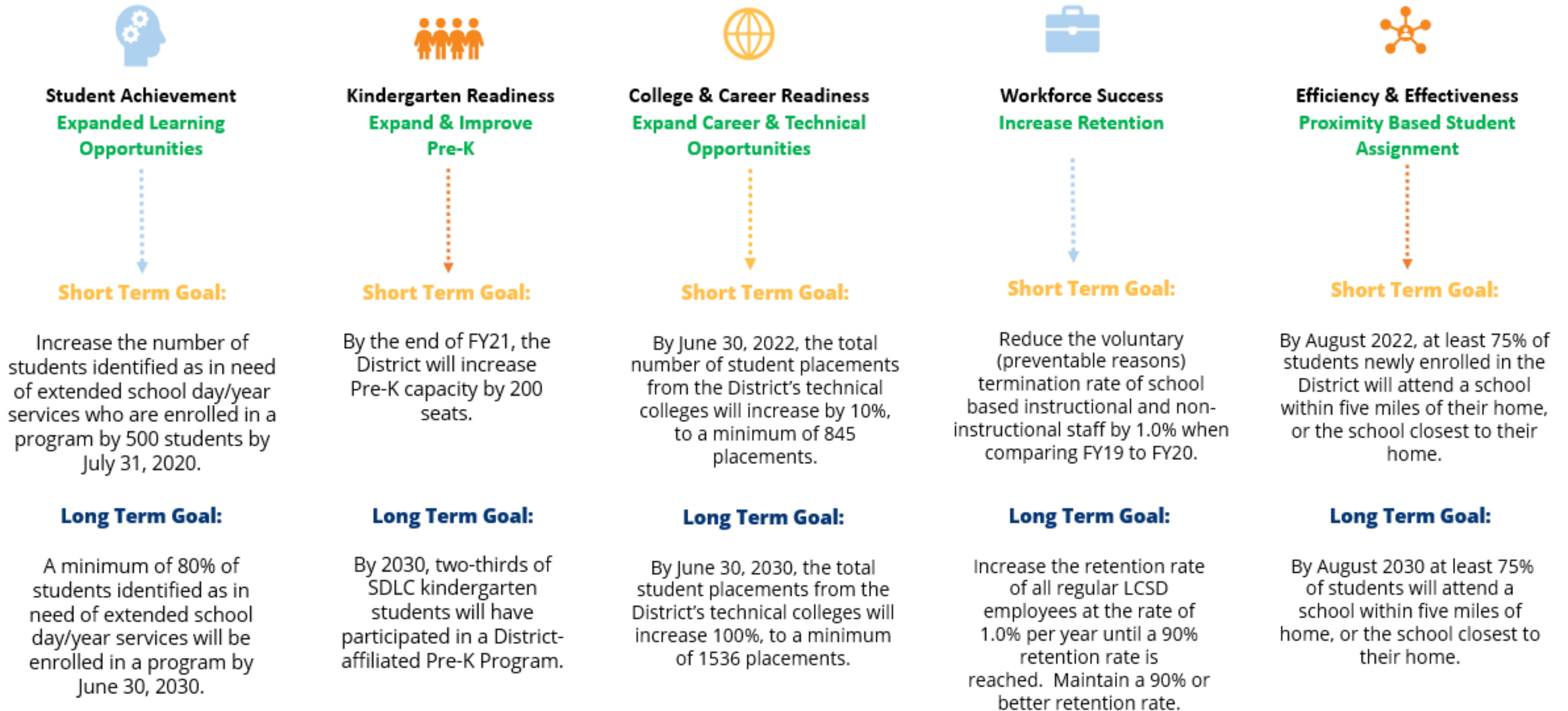
Chart 2: Capital Planning Goals and Values

12 Values	Goal 1: Capital Improvement Strategy	Goal 2: Education Services & Facilities Planning	Goal 3: Asset Maintenance and Preservation	Goal 4: Safety and Security	Goal 5: Technology
1. Safety/Security Enhancement	✓			✓	✓
2. Aligned with Strategic Plan	✓	✓	✓	✓	✓
3. Equity	✓	✓	✓	✓	✓
4. Customer Experience	✓	✓	✓	✓	✓
5. Organizational Efficiency/Sustainability	✓	✓	✓		
6. Modernized/Adaptable Facilities	✓	✓	✓	✓	✓
7. Wellness	✓	✓	✓	✓	
8. Technology Enhancement	✓			✓	✓
9. STEM	✓	✓			✓
10. Innovation	✓	✓	✓	✓	✓
11. Arts	✓	✓			✓
12. Community Partnerships	✓	✓		✓	✓

EnVision 2030: Big 5 Strategic Priorities

The Big 5 Strategic Priorities were developed by Superintendent, Dr. Gregory Adkins as strategic priorities to implement *EnVision 2030, the School District of Lee County's Strategic Plan*. When evaluating future projects, consideration was given to projects which furthered the efforts of one of the Big 5 priorities.

Graphic 3: Strategic Priorities: The Big 5



CHAPTER 2: PLANNING CONSIDERATIONS



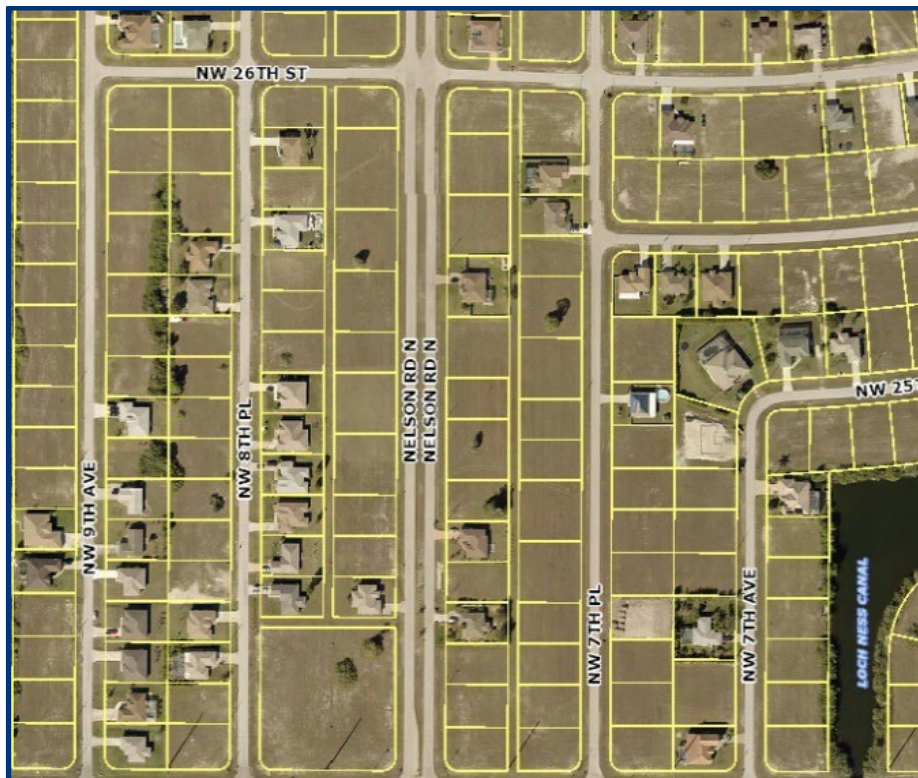
Unbuilt Vested Platted Communities

One of the most significant planning challenges for future schools in Lee County is determining the number of students that would be generated from the thousands of unbuilt vested platted residential lands in Cape Coral, Lehigh Acres, and Pine Island. As an example, In Cape Coral alone, there are approximately 55,000 vested platted residential lots available for development.

Property owners of unbuilt platted lots are entitled to develop their land according to the vested plat without going through a local government's planning and land development processes. As such, these vested entitlements do not have to follow local development permitting standards (e.g.: land use designations, zoning, or development orders), which hinders residential development tracking.

By hindering residential development tracking, vested platted communities challenge school planning efforts because it is difficult to prepare for 1) when development will occur, 2) where new homes will be built, and 3) how many students will come from the development. Additionally, as these vested lots are distributed over nearly 60,000 acres of land countywide, the homes are not likely to be built in a unified neighborhood and subdivisions but rather can be constructed across miles of unbuilt residential land.

Platted Lots in Cape Coral



Platted Lots in Lehigh Acres



Source: [Lee County Property Appraiser](#)

Geospatial (GIS) Analysis

- Future GIS analysis is planned to determine the potential build out of Lee County—particularly.
- This data will help determine more precisely where growth is anticipated within the next years and consequently, where capacity needs are anticipated.
- Increase in capacity needs may result in the requirement of facility expansions and updates to appropriately accommodate for students.
- Cape Coral and Lehigh Acres are both large areas which cover hundreds of acres. A better understanding of development trends in these communities is critical to planning for future demand in both the East and West Zones.



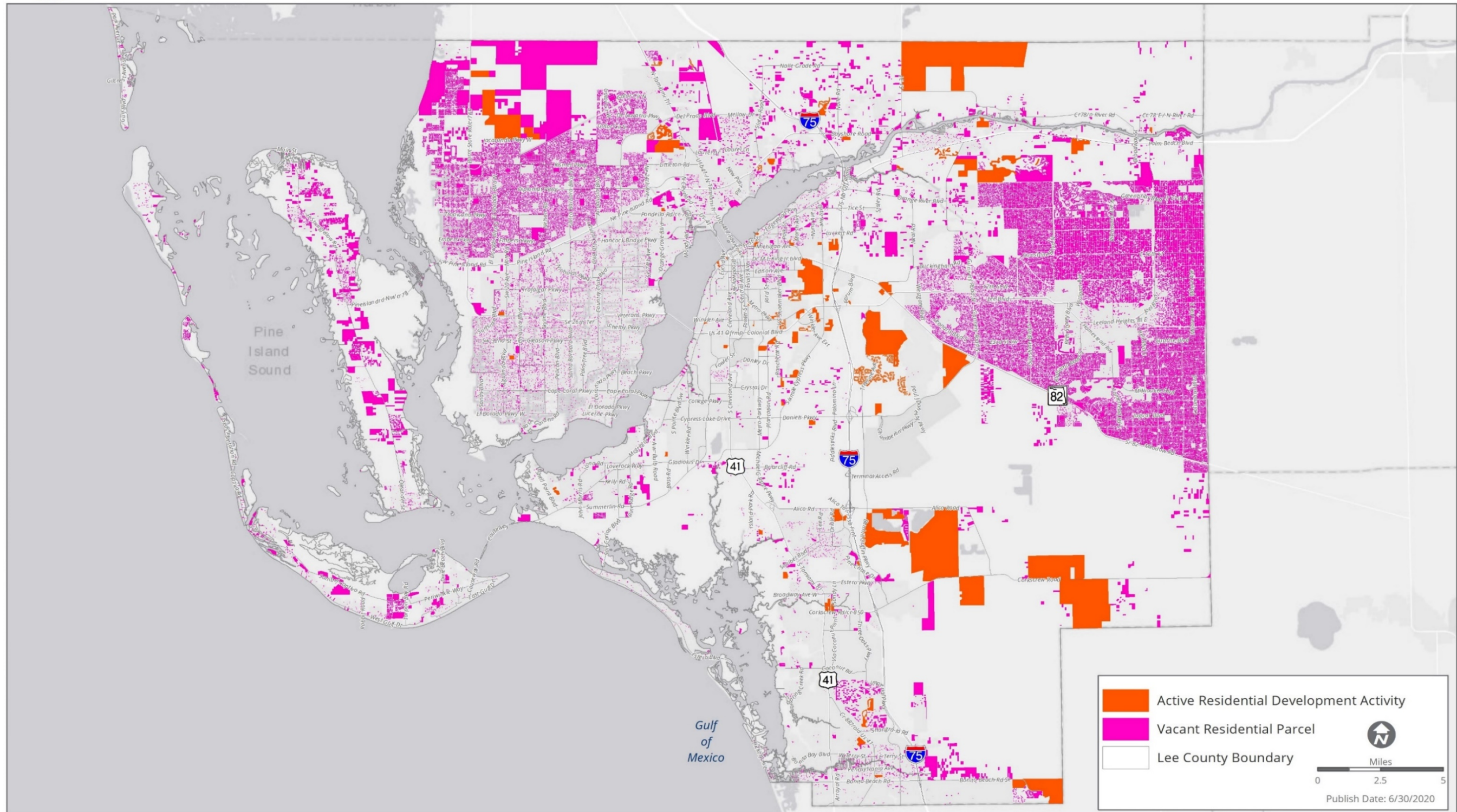
Source: [Babcock Ranch](#)

The exhibit on the following page demonstrates potential and active residential developments in Lee County (Map 6). The previously discussed vacant pre-platted lots are predominantly located in Cape Coral, Lehigh Acres, and Pine Island are indicated in pink. Major residential developments projects that are taking place in Lee County can be seen in orange on the map. These projects include high-density residential developments occurring within the City of Fort Myers and large suburban residential projects occurring along Rt 82, Corkscrew Road, and Daniels Parkway to the east of I-75.



THE SCHOOL DISTRICT OF LEE COUNTY

Potential and Active Residential Development Map 6



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Proximity Mapping

Proximity mapping will play an important role in determining future growth patterns. Understanding growth patterns is important to the District’s goal of bringing our schools closer to our students. Enabling students to attend schools that are closer to their homes will reduce the length and number of bus routes and streamline the student enrollment process. As a result of proximity mapping, the District will improve school planning and operations by: 1) projecting where students will live within the next 10 years, 2) better planning where to locate schools, 3) increasing opportunities to walk or bike to school, 4) reducing transportation costs, and 5) fostering the development of community-based schools.

Sales Tax

In November of 2018, Lee County voters made the decision to pay a half-cent sales tax to invest in capital improvement projects. Effective until December 31, 2028, the sales tax is projected to generate approximately \$59 million annually—30% of which is expected to come from tourism. Due to the spread of COVID-19, the State of Florida has recommended community-members social distance through protective measures such as self-quarantining, reducing maximum occupancy standards at restaurants, entertainment facilities, stores, churches, and other gathering spaces, and also maintaining 6 feet of distance between people. These social distancing standards are expected to greatly reduce the amount of tax revenues Lee County realizes from its tourism industry, which will impact the effectiveness of the sales tax.

Economic Centers

Lee County’s Economic Development Office reports a 16.9% increase in jobs from 2014 to 2019. It is unclear how the COVID-19 outbreak will impact these figures but at least one major employment center, the Hertz headquarters in Estero, has filed for bankruptcy as a result of declining sales during the pandemic. Other regional economic drivers, including in the county’s expansive retail and construction industries, have also reported diminished sales since the pandemic started in March, 2020. However, it is unknown when the county’s economy will recover from the effects of COVID-19 as travel-related restrictions and social distancing standards has taken a heavy toll on the County’s tourism industry.



Source: [Naples Daily News](#)



Source: [Trip Advisor](#)



Source: [Visit Florida](#)



Source: [Wink News](#)

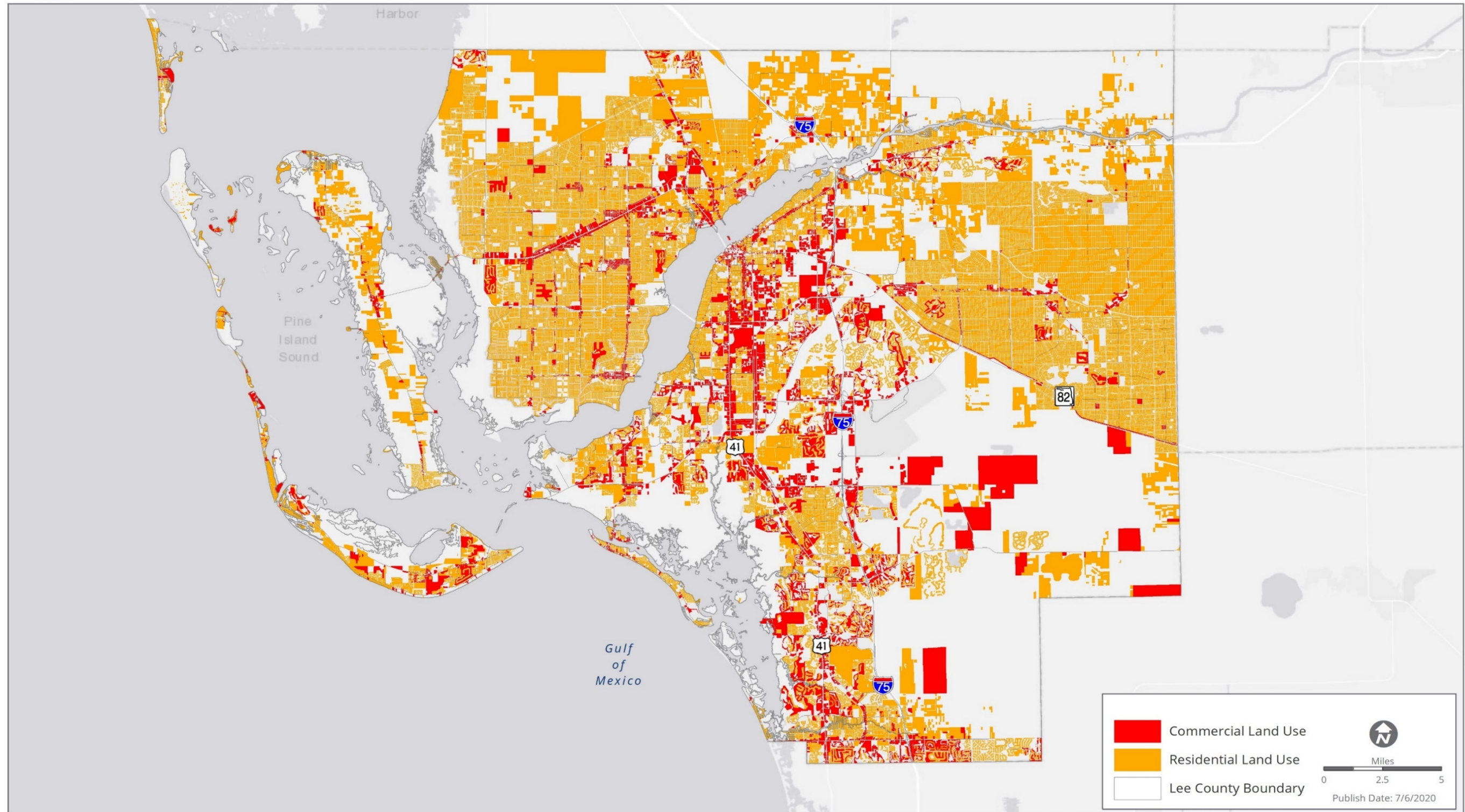
Attainable Housing

Economic corridors are located throughout Lee County including a major employment center in Fort Myers, limited commercial centers in Lehigh Acres, Cape Coral, and Estero, and industrial centers on the Daniels Parkway/Alico Road corridor (Map 7). Proximity to employment is an important factor in determining where we live and how we organize our day. Lee County’s metro area, Cape Coral-Fort Myers, was reported to have the longest commute in the state ([News-Press](#)). Meeting housing needs in proximity to employment centers would reduce this commute and alleviate the congested roadways. There are a number of major regional employers which have recently taken interest in expanding the opportunities for attainable workforce housing in Lee County as a result of difficult commuter conditions such as lack of public transportation from high density areas to commercial corridors.



THE SCHOOL DISTRICT OF LEE COUNTY

Economic Corridors and Residential Development Map 7



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Coordination with Jurisdictions

Florida Statutes regarding Community Planning and Educational Facilities (F.S. 163 and F.S. 1013) require school districts to collaborate with local municipal governments to ensure that schools meet local planning requirements, standards, and objectives. Coordination with various jurisdictions allows for comprehensive organization of land uses; for example, selecting a school site with favorable adjacent land uses. Collaborative efforts with local governments allow for the co-locating of public facilities such as parks, emergency facilities, performing arts facilities, and libraries. Additionally, interlocal agreements between the District and local jurisdictions 1) allow our students to use nearby facilities during scheduled times and 2) share the cost of constructing, maintaining, and improving facilities.



Source: [Town of Fort Myers Beach](#)



Source: [Lee County](#)



Source: [Lee County](#)

Facility Condition Assessment and Index Tool

As facilities age, their conditions deteriorate and the associated repair costs increase, the Facility Index Tool (FIT), currently under development by the Planning Growth and Capacity Department, will be used to monitor a number of items related to all District facilities (Graphic 4). The tool will track an array of school facility data including: capital projects, condition assessments, maintenance costs, State Requirement for Educational Facilities (SREF) deficiencies, and fire/safety inspections. The FIT is expected to integrate with the District's Geographic Information Systems (GIS) program to create an interactive database.

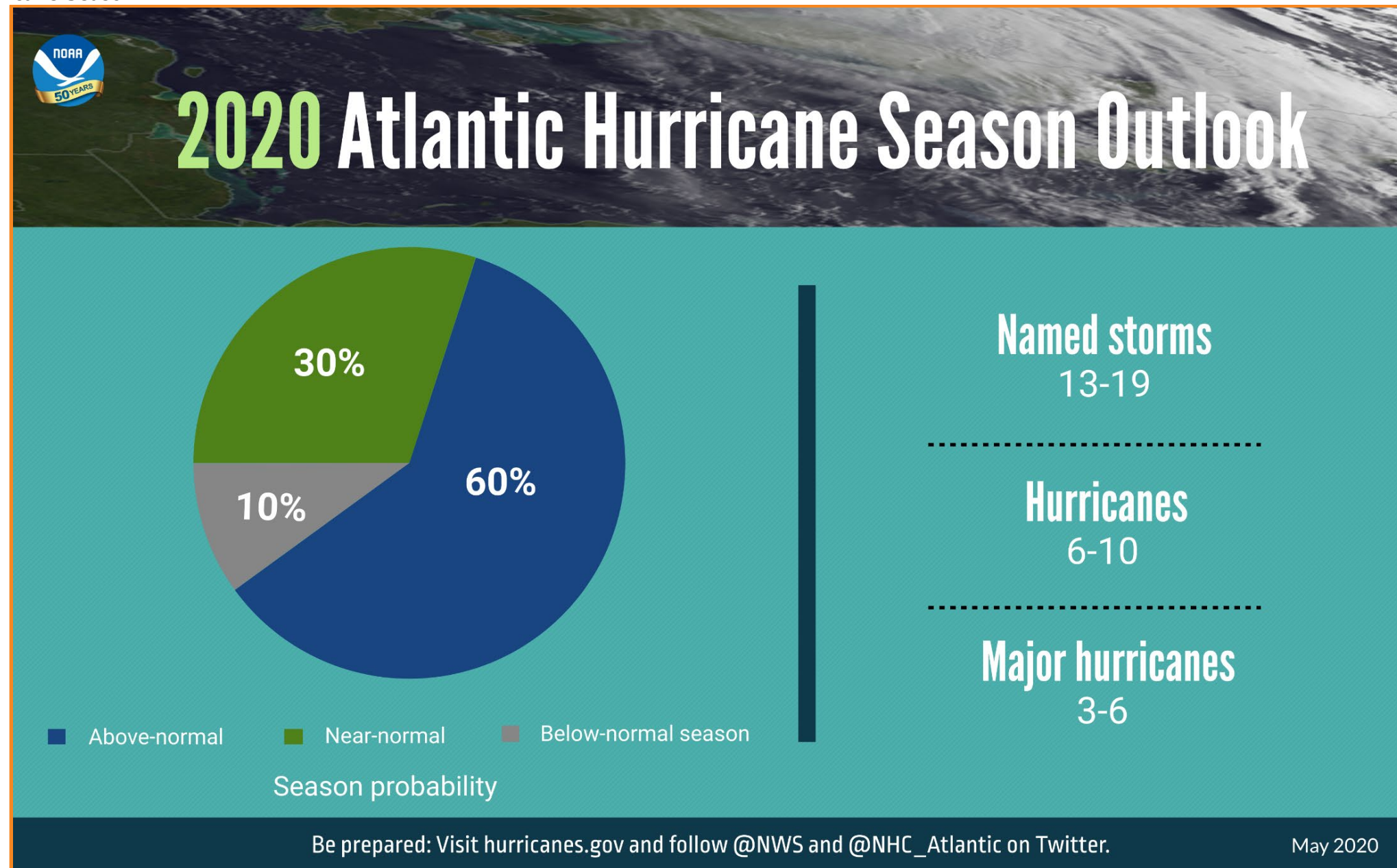
Graphic 4: Facility Index Tool

Facility Index Tool (FIT) Lee County School District																				
Campus Demographics										Operating Cap.				Master Project List				(CIP) Capital Improvement Plan		
FCI Ranking	School	SLN	Tier	Zone	Grades	Yr. Built	Relocatables	FSSAT # of Bldgs Campus Size Rating (S, M, L)	Acres	Operating at % of Cap	Current Bldg Rated Capacity	Cycle 1 Total Enrollment (includes PK)	COFTE	Project Name	Begin Date	Completion Date	Total Expenditures Actual/Anticipated	Residential Development	Proximity	Interlocal Agreements
Maintenance							SREF (State Req. for Ed. Facilities)			FSSAT (FL Safe Schools Assessment Tool)										
Outside Grounds	Interior Elements	HVAC Controls	Mechanical	Electrical	Other	PeopleSoft Work Order Costs	Fire/Safety Inspection Date	SREF Initial Deficiencies	SREF Non-completes	Secured vestibule as its main point of entry	Designated Emergency Shelter	Bell Times START/STOP	Site Plans	ADA Issues	Budgets					

Coastal Considerations

Local comprehensive plans have acknowledged the need to: 1) preserve assets within environmentally sensitive areas such as the Coastal High Hazard Area (CHHA), and 2) reduce future expenditures in locations that are most at risk to storm and flood damage. As an example, [Lee Plan](#) Policy 95.1.2 requires that new public facilities and infrastructure be designed to address high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise. [The Sanibel Plan](#) Policy 1.1 aims to protect public expenditures in coastal areas by limiting expenditures to maintenance, public safety needs, recreation and open space uses, the restoration or enhancement of natural resources, or land acquisition. Acknowledging the hazards posed by developing in vulnerable coastal areas is the first step in preparing sustainable site selection policies for future school development.

Graphic 5: 2020 Atlantic Hurricane Season



Source: [National Oceanic and Atmospheric Administration](#)

Environmental Considerations

There are a number of environmental factors that must be considered when planning for a school. First and foremost, Florida's susceptibility to hurricanes and flooding is a topic that arises during the earliest stages of site selection when a site's permitting needs are reviewed (Graphic 5). Hardening allows a new school to provide County residents shelter during a tropical storm or other emergency event.

Another environmental school planning consideration is how to construct educational facilities that provide students opportunities to learn about the SW Florida environment. As an example, Southwest Florida is home to a wide array of flora and fauna, and showcasing our diverse wildlife are:

- **40** state parks
- **14** aquatic preserves
- **14** national wildlife refuges
- **2** national parks
- **1** of the few undisturbed mangrove estuaries in North America ([Florida Department of Environmental Protection](#))



Everglades National Park

Source: [Britannica](#)

Lovers Key State Park

Source: [Florida State Parks](#)



Rookery Bay National Estuarine Research Reserve

Source: [Rookery Bay](#)



As a result of students' curiosity for their surroundings, many have engaged in further exploration of their environments by establishing gardens with native and popular regional species. Interest in the natural environment is evident throughout Lee County's schools where a number of facilities include murals depicting native species of plants and animals. During initial phases of planning, we must take into consideration the preferred and trending uses of safe open space on existing campuses. Providing the space to further foster interest in our natural environment is one of the many ways in which planning can contribute to a holistic learning environment extending beyond the classroom.

When feasible, one feature which may be designed into the open spaces of a new facility is the preservation of existing trees to create an aesthetically appealing and positive environment for students. A number of studies intersecting the fields of mental health and landscape architecture demonstrate the important role that the natural environment plays on our well-being ([American Society of Landscape Architects](#)). Additionally, the preservation of shade trees serves the function of providing protection from the harsh Florida springs and summers and allows year-round leisure spaces for students and faculty. By preserving existing trees with established root systems, particularly those which have been identified as being most resistant to hurricane strength winds, a safe and sustainable environment can be achieved. Trees identified by the [University of Florida](#) as being most wind resistant include the sabal palm, Florida's state tree and common species such as live oak and crape myrtles.



Sabal Palms

Florida's state tree is also known as cabbage palm or simply as palmetto in some parts of the state. This native tree can grow between 40 and 50 feet in height and has an important role in Florida's natural history; this tree's fronds were widely used by Florida's native peoples and early European settlers to create roofs, baskets, mats, etc.

Source: [University of Florida](#)

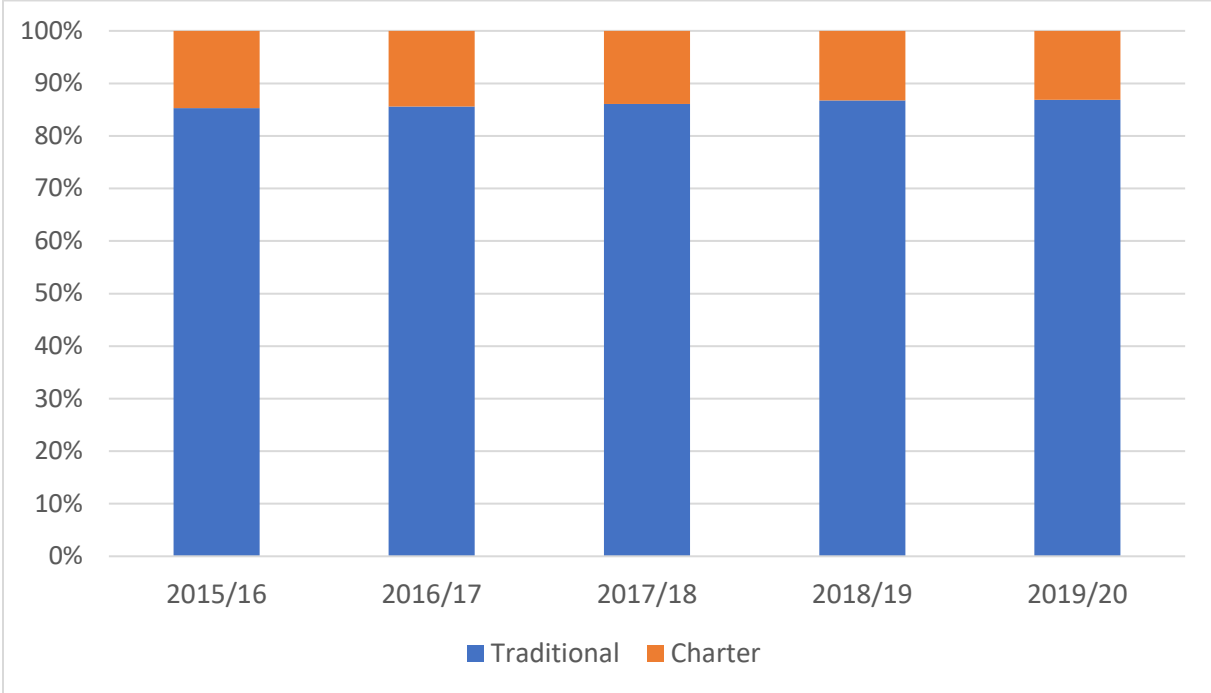




**CHAPTER 3: ENROLLMENT TRENDS &
CAPACITY**

ENROLLMENT TRENDS

Chart 3: Traditional and Charter School Enrollment

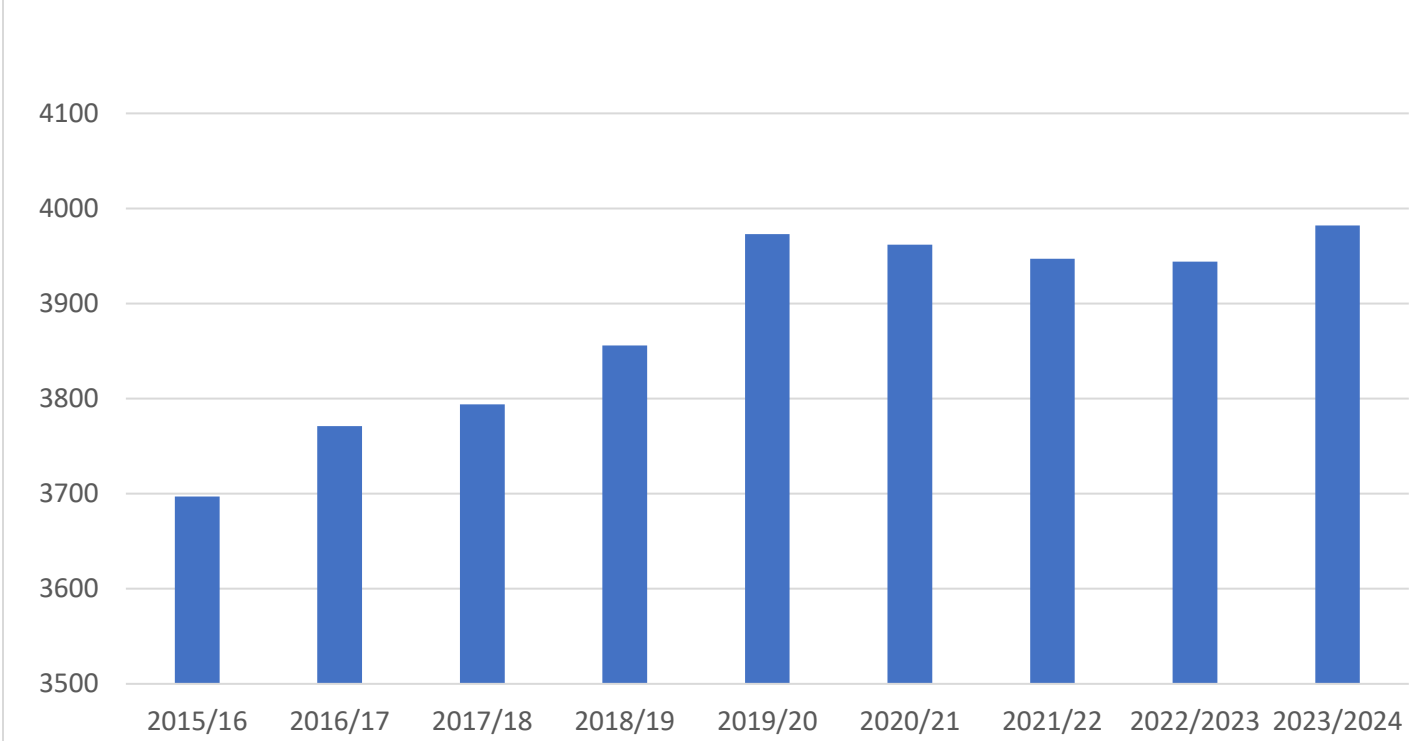


TRADITIONAL V. CHARTER SCHOOL ENROLLMENT

The percentage of Charter school enrollment in Lee County has been slightly decreasing when compared to the overall student enrollment in the county (Chart 3).

Over 80% of students in the county are enrolled in traditional schools. We see in the 2019-2020 school year that this figure is continuing to approach the 90% mark.

Chart 4: Traditional K-8 Enrollment

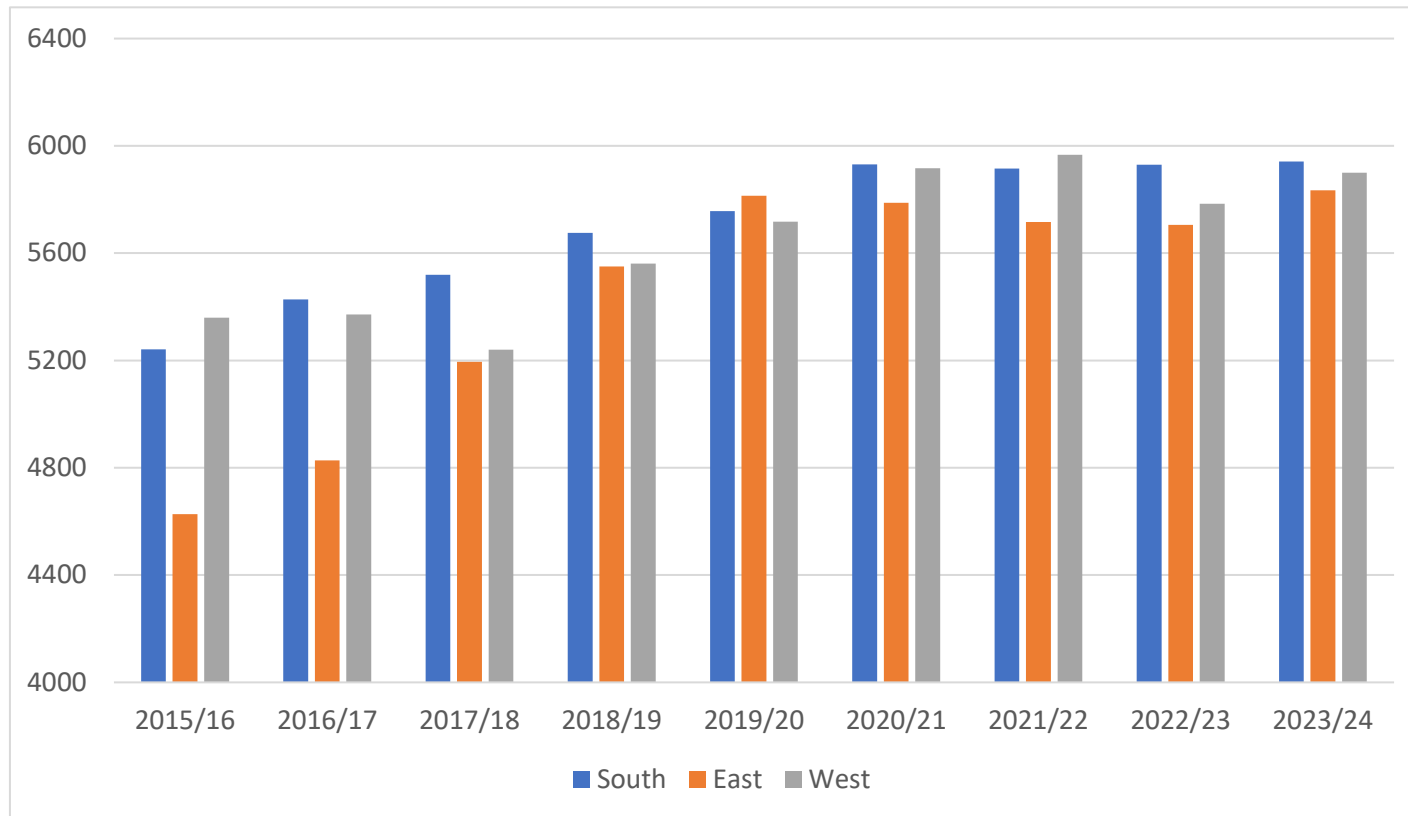


TRADITIONAL K-8 ENROLLMENT

From the 2015-2016 school year through the 2018-19 school year, the overall k-8 enrollment increased by 159 students (Chart 6).

Enrollment is projected to increase by another 126 students through the 2023-2024 school year.

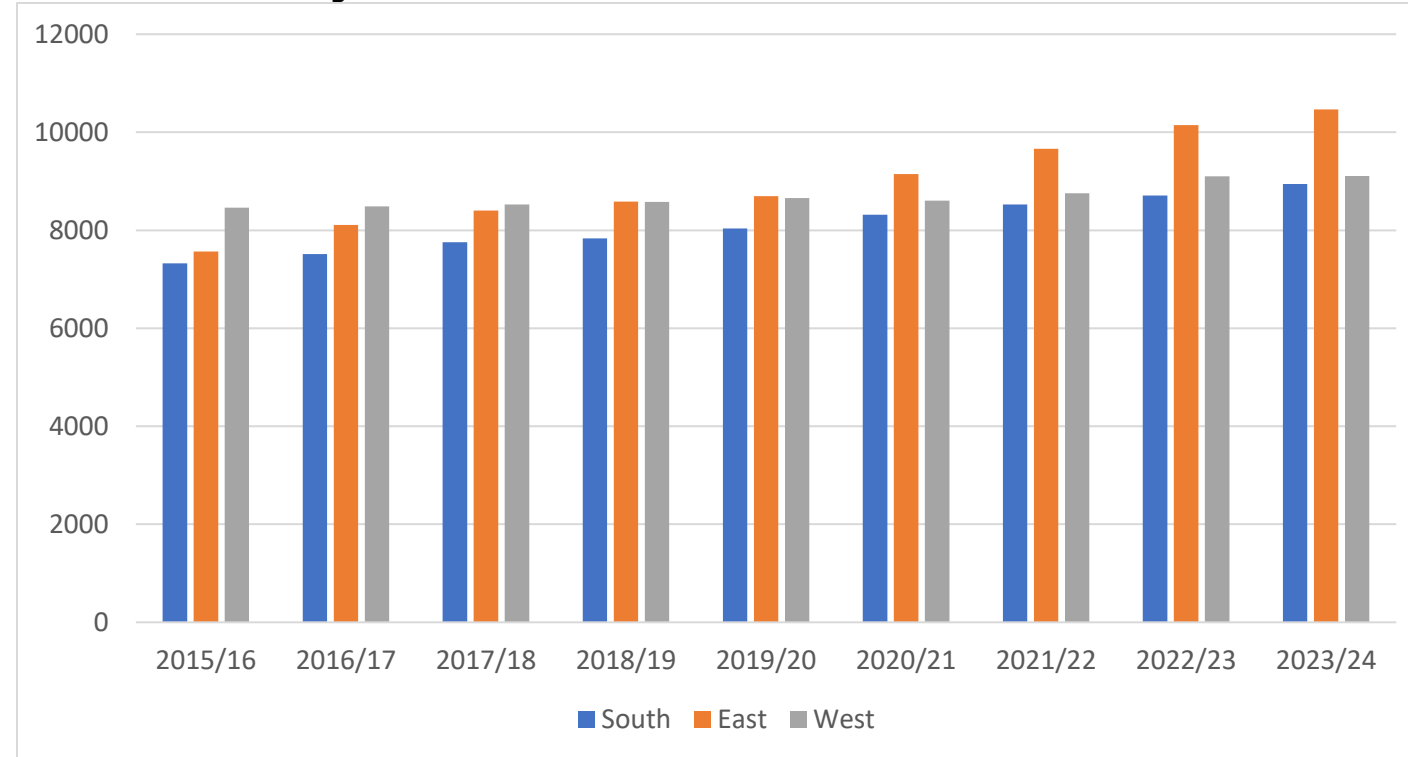
Chart 5: Traditional Middle School



TRADITIONAL MIDDLE SCHOOL ENROLLMENT

From the 2015-2016 school year through the 2018-19 school year, the overall middle school enrollment increased by 1,559 students (Chart 5). Enrollment is projected to increase by another 889 students through the 2023-2024 school year.

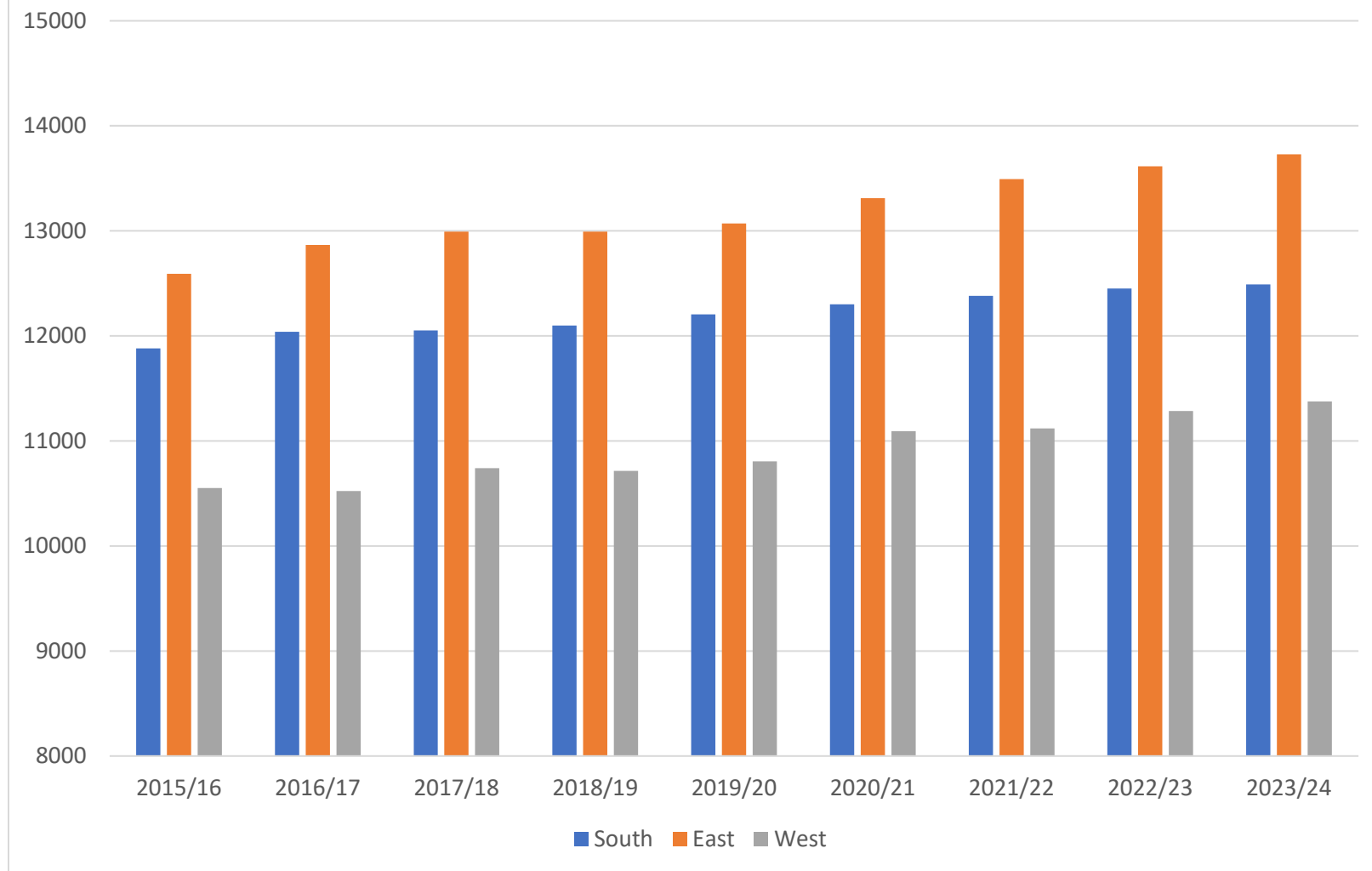
Chart 6: Traditional High School Enrollment



TRADITIONAL HIGH SCHOOL ENROLLMENT

From the 2015-2016 school year through the 2018-19 school year, the overall high school enrollment increased by 1,647 students. Enrollment is projected to increase by another 3,520 students through the 2023-2024 school year. The East Zone's high school enrollment is anticipated to increase significantly within the next few years.

Chart 7: Traditional Elementary Schools



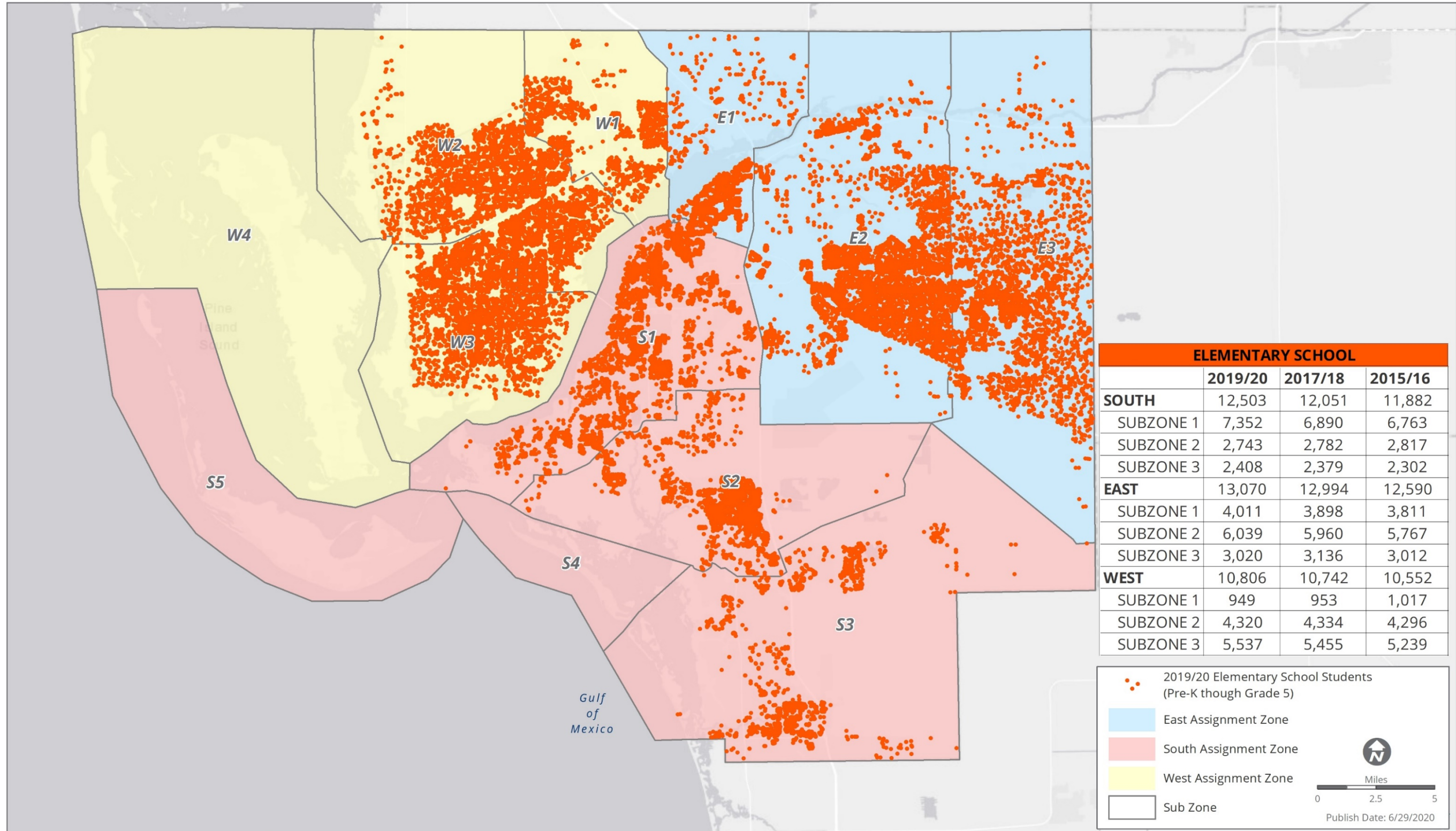
TRADITIONAL ELEMENTARY SCHOOL ENROLLMENT

From the 2015-2016 school year through the 2018-19 school year, the overall elementary school enrollment increased by 783. Enrollment is projected to increase by another 1,790 students through the 2023-2024 school year (Chart 4).

It is notable that the traditional elementary school enrollment in the West Zone is significantly below that of the East and South Zones. This may be attributed to Cape Coral’s well attended charter school system, however, the data indicates that a portion of these students enroll at district schools at the middle and high school levels. The East and South zones are seeing steady growth at the elementary school level.



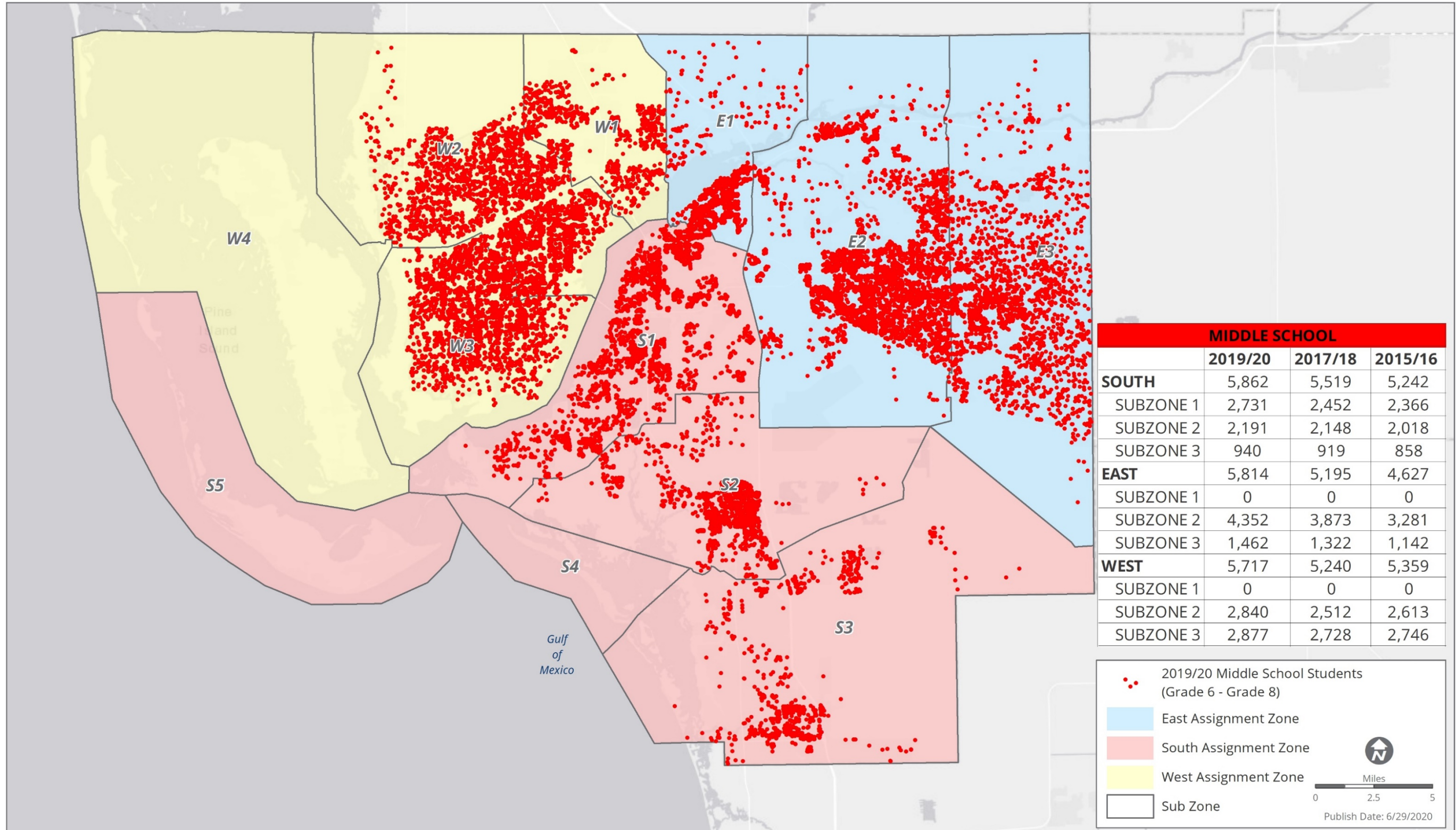
THE SCHOOL DISTRICT OF LEE COUNTY
 Traditional Public Elementary School Current and Past Student Enrollment Map 8



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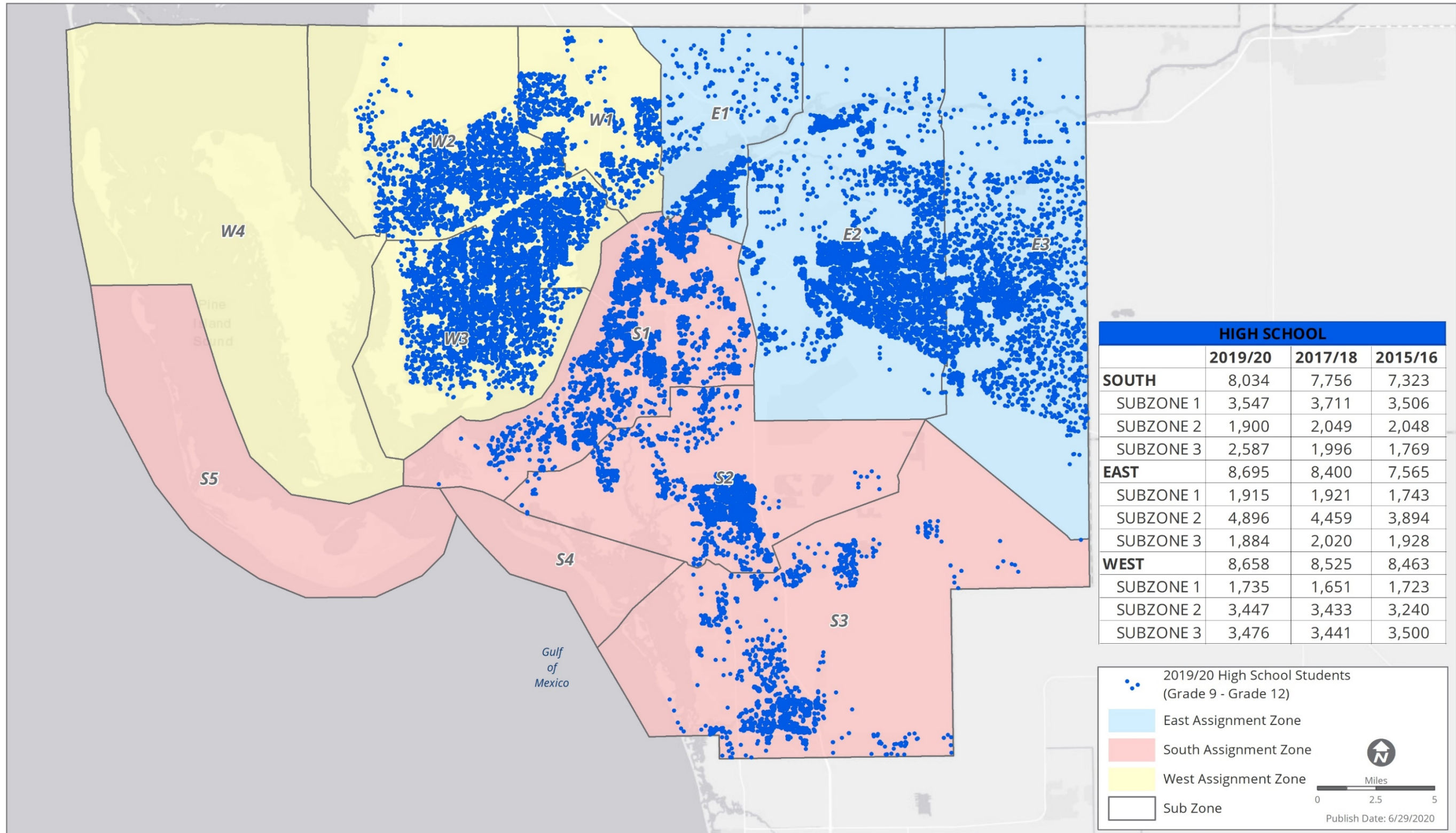
THE SCHOOL DISTRICT OF LEE COUNTY
 Traditional Public Middle School Current and Past Student Enrollment Map 9



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THE SCHOOL DISTRICT OF LEE COUNTY
 Traditional Public High School Current and Past Student Enrollment Map 10



HIGH SCHOOL			
	2019/20	2017/18	2015/16
SOUTH	8,034	7,756	7,323
SUBZONE 1	3,547	3,711	3,506
SUBZONE 2	1,900	2,049	2,048
SUBZONE 3	2,587	1,996	1,769
EAST	8,695	8,400	7,565
SUBZONE 1	1,915	1,921	1,743
SUBZONE 2	4,896	4,459	3,894
SUBZONE 3	1,884	2,020	1,928
WEST	8,658	8,525	8,463
SUBZONE 1	1,735	1,651	1,723
SUBZONE 2	3,447	3,433	3,240
SUBZONE 3	3,476	3,441	3,500

● 2019/20 High School Students (Grade 9 - Grade 12)
 East Assignment Zone
 South Assignment Zone
 West Assignment Zone
 Sub Zone

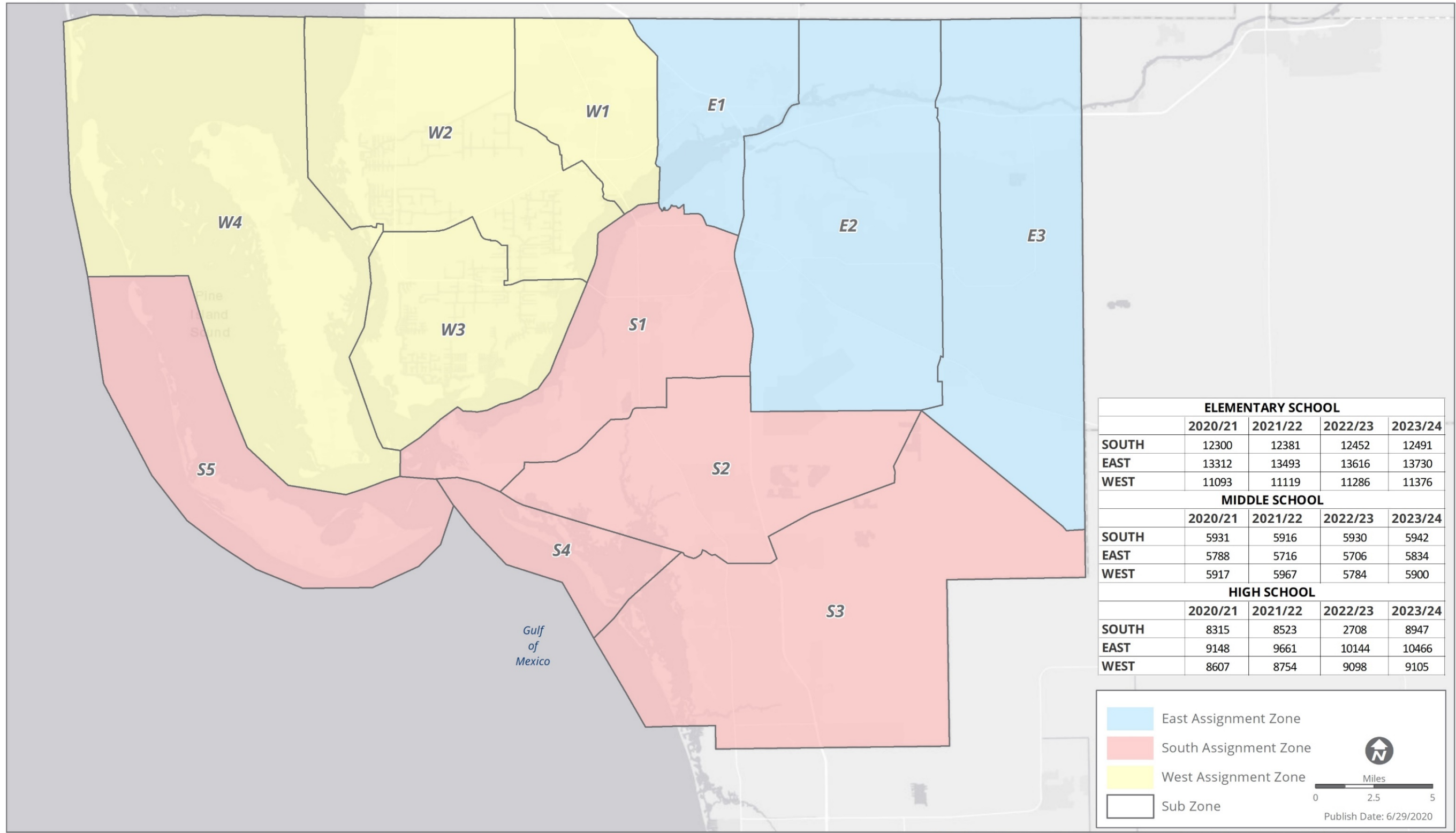
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THE SCHOOL DISTRICT OF LEE COUNTY

Traditional Public Elementary, Middle, and High School Projected Student Enrollment Map 11



ELEMENTARY SCHOOL				
	2020/21	2021/22	2022/23	2023/24
SOUTH	12300	12381	12452	12491
EAST	13312	13493	13616	13730
WEST	11093	11119	11286	11376
MIDDLE SCHOOL				
	2020/21	2021/22	2022/23	2023/24
SOUTH	5931	5916	5930	5942
EAST	5788	5716	5706	5834
WEST	5917	5967	5784	5900
HIGH SCHOOL				
	2020/21	2021/22	2022/23	2023/24
SOUTH	8315	8523	2708	8947
EAST	9148	9661	10144	10466
WEST	8607	8754	9098	9105

Legend:

- East Assignment Zone (Light Blue)
- South Assignment Zone (Light Red/Pink)
- West Assignment Zone (Light Yellow)
- Sub Zone (Black outline)

Scale: 0, 2.5, 5 Miles

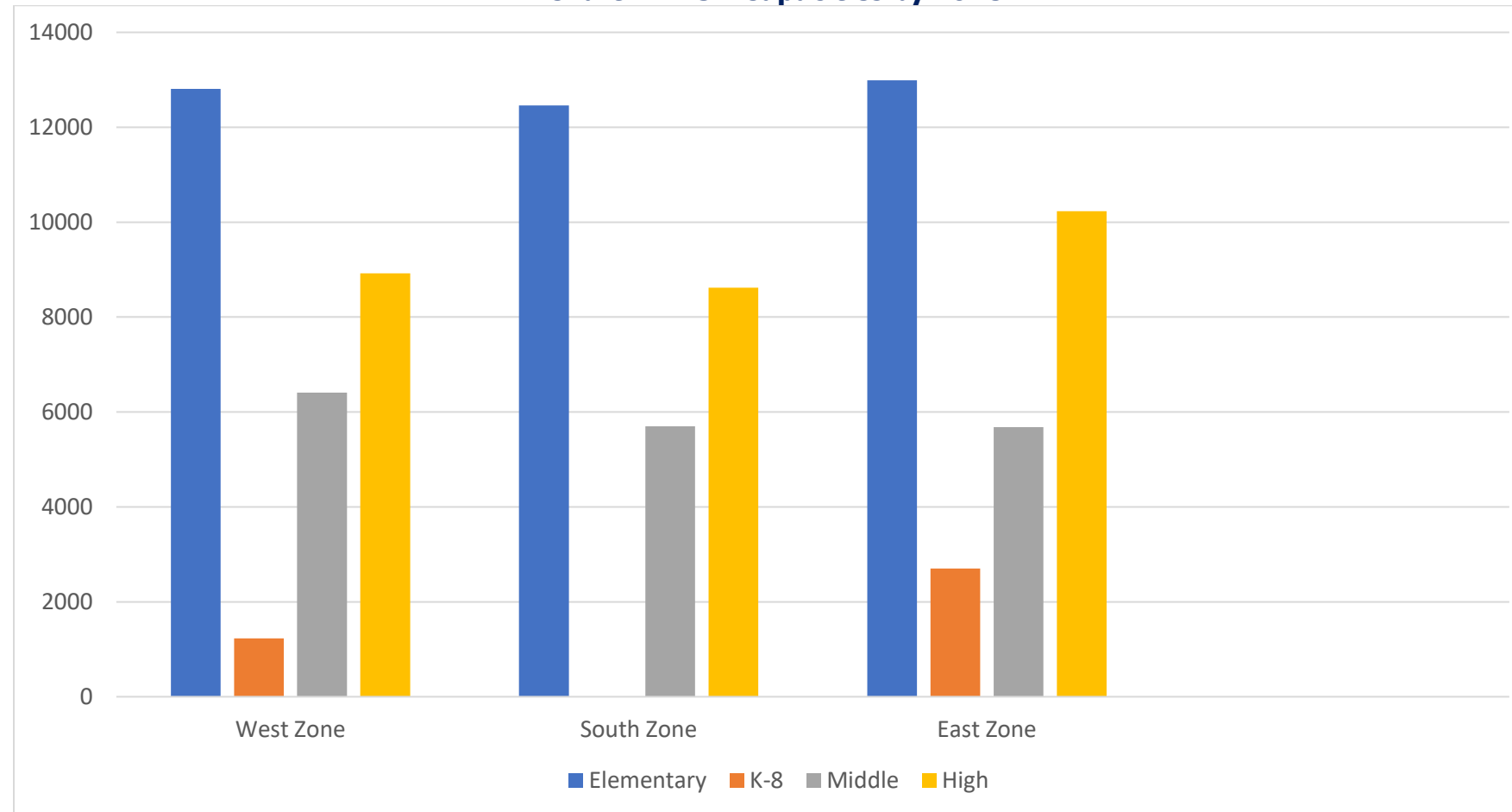
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CAPACITY

Florida Inventory of School Houses (FISH) capacity at each level varies. For elementary schools, it is considered 100% of student stations, at the middle school level, this figure is decreased to 90% of student stations and at the high school level, it is 95% of student stations.

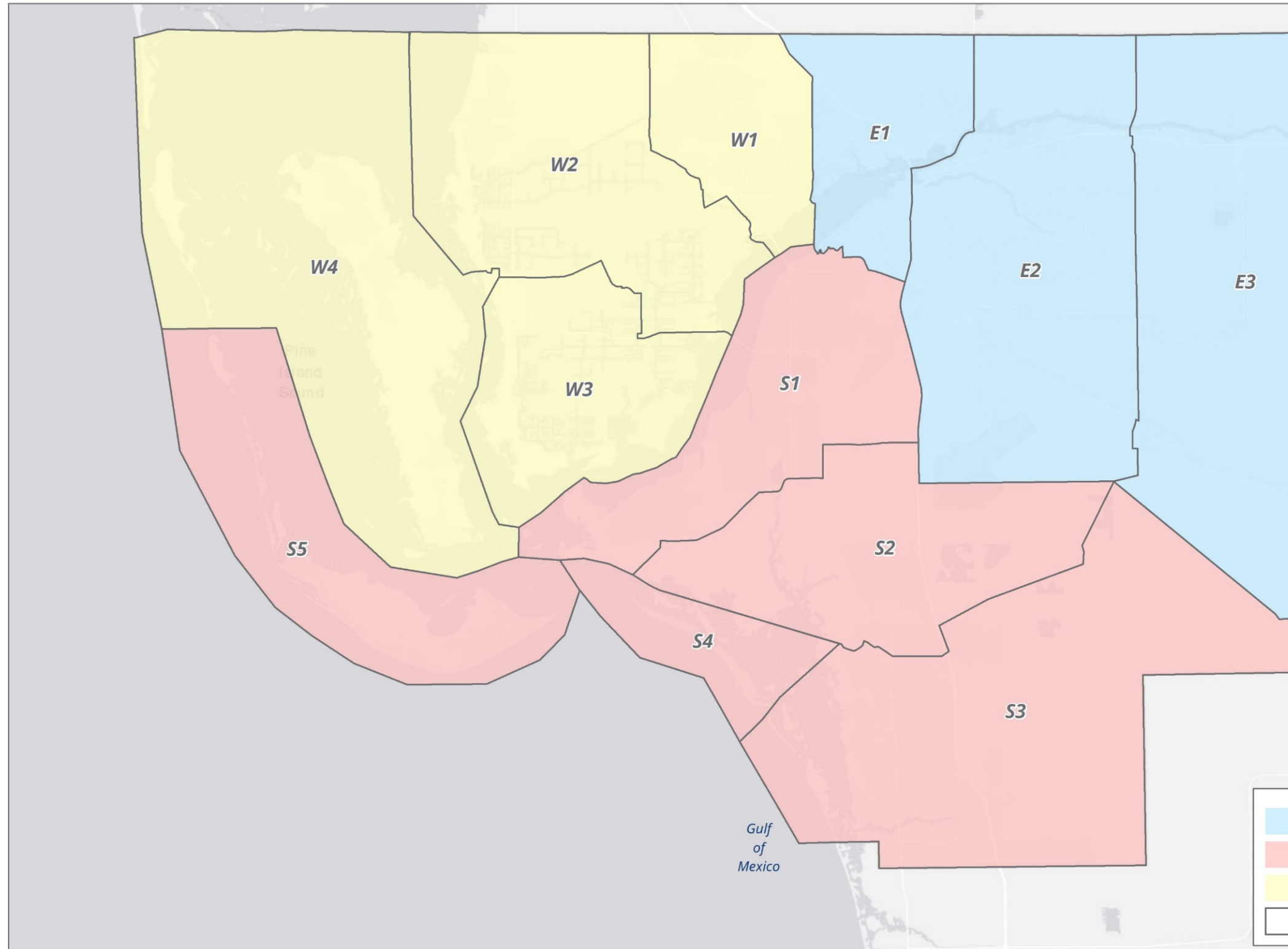
Chart 7: FISH Capacities by Zone





THE SCHOOL DISTRICT OF LEE COUNTY

Traditional Public Elementary, Middle, and High School FISH Capacities by Subzone Map 11



ELEMENTARY SCHOOLS (100% of student stations)		
	Total FISH Capacity	% Portable Capacity
SOUTH	12,462	4.5%
SUBZONE 1	7,495	2.6%
SUBZONE 2	2,666	5.4%
SUBZONE 3	2,301	9.4%
EAST	12,992	6.0%
SUBZONE 1	4,985	3.6%
SUBZONE 2	4,991	6.3%
SUBZONE 3	3,016	9.5%
WEST	12,807	1.3%
SUBZONE 1	1,428	8.0%
SUBZONE 2	4,804	0.7%
SUBZONE 3	6,575	0.2%
MIDDLE SCHOOLS (90% of student stations)		
	Total FISH Capacity	% Portable Capacity
SOUTH	5,697	0.3%
SUBZONE 1	2,749	0.0%
SUBZONE 2	2,037	0.9%
SUBZONE 3	911	0.0%
EAST	5,682	18.5%
SUBZONE 1	N/A	N/A
SUBZONE 2	4,261	16.1%
SUBZONE 3	1,421	25.5%
WEST	6,406	1.2%
SUBZONE 1	N/A	N/A
SUBZONE 2	3,193	0.0%
SUBZONE 3	3,213	2.5%
HIGH SCHOOLS (95% of student stations)		
	Total FISH Capacity	% Portable Capacity
SOUTH	8,618	0.0%
SUBZONE 1	3,471	0.0%
SUBZONE 2	2,002	0.0%
SUBZONE 3	3,145	0.0%
EAST	10,233	7.7%
SUBZONE 1	1,773	0.0%
SUBZONE 2	6,527	12.0%
SUBZONE 3	1,933	0.0%
WEST	8,921	0.0%
SUBZONE 1	1,956	0.0%
SUBZONE 2	3,333	0.0%
SUBZONE 3	3,632	0.0%

■ East Assignment Zone
■ South Assignment Zone
■ West Assignment Zone
 Sub Zone

Publish Date: 6/30/2020

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CHAPTER 4: LARGE PROJECTS

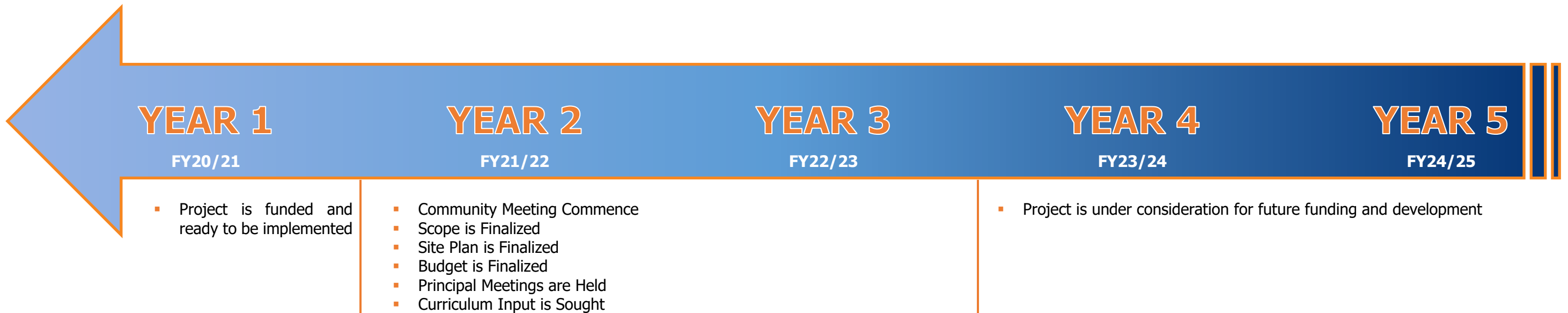
GOALS AND PROJECTS OVERVIEW

Capital Planning Process

five-year capital improvement planning process seeks to establish planning priorities, construction schedule, and funding for the District’s capital projects—from the 2019/20 school year through the 2024/25 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.



2020/21 Five-Year Capital Plan Summary Budget					
Project Year	FY2020/21	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25
Project Status	Funded	Project Scoping & Schedule		Project Identification	
Revenues					
Unallocated Fund Balance	300,907,538	205,590,659	210,611,295	255,814,014	135,478,290
Estimate Revenues	225,418,054	231,881,649	241,107,890	251,506,488	263,838,296
Debt Proceeds	-	108,000,000	241,000,000	-	-
Total Revenues and Begin Fund Balance	526,325,592	545,472,308	692,719,186	507,320,502	399,316,586
Department Appropriations & Payments					
Transfers & Debt Service	104,808,549	147,650,615	142,338,820	142,256,539	143,550,414
Charter School Payments	196,028	7,162,900	7,377,800	7,599,150	7,827,100
Operations Funds	25,867,314	30,305,523	21,025,523	25,858,523	22,546,523
Technology Funds	34,131,000	17,995,000	7,405,000	7,105,000	7,620,000
Equipment/Personnel Funds	11,815,310	10,955,000	11,044,000	11,138,000	11,236,000
Total Recurring Appropriations	176,818,201	214,069,038	189,191,143	193,957,212	192,780,037
Capital Projects					
Bonita Springs ES Cafeteria Restroom	-	100,000	300,000	-	-
Cape HS Tower Restroom	330,000	-	-	-	-
Cypress Lake HS Science Wing Remodel	-	-	-	3,000,000	-
Cypress Lake MS Rebuild	-	4,000,000	28,000,000	28,000,000	-
District Annual Small Projects	211,500	-	-	-	-
District Atlas Refresh	10,526,000	12,100,000	11,445,000	200,000	200,000
District Electrical Panel Projects	1,181,609	241,080	-	-	-
District HVAC Projects	10,905,844	8,700,000	24,575,000	12,900,000	23,500,000
District Window Replacement Projects	-	-	-	-	-
District Property Purchase	945,000	2,200,000	300,000	5,100,000	300,000
District Roof Projects	15,020,162	6,700,000	-	5,450,000	-
District School Technology Refresh	11,521,100	18,317,770	17,760,905	12,835,000	19,394,516
East Elementary JNew School	-	2,000,000	25,500,000	25,500,000	-
East Innovation PreK-8 New School	-	5,000,000	35,000,000	35,000,000	-
Franklin Park ES Rebuild	-	3,000,000	25,000,000	25,000,000	-
FMMA Cafeteria Remodel	300,000	-	-	-	-
FMTC Refresh	3,000,000	3,000,000	4,000,000	-	-
Gateway HS New School	48,042,925	-	-	-	-
James Stephens Pre-K Center Remodel	1,870,284	-	-	-	-
LAMS New Campus	30,575,000	-	-	-	-
NFMHS Science Wing Remodel	-	-	-	3,000,000	-
Patriot ES Classroom Remodel	300,000	-	-	-	-
Property - Taylor Lane	255,000	-	-	-	-
Riverdale HS Refresh	3,200,000	-	12,650,000	12,650,000	12,650,000
South ES K New School	1,960,214	20,413,249	20,413,249	-	-
South MS NN New School	2,542,095	31,269,875	31,269,875	-	-
Tice ES New Elevator	600,000	-	-	-	-
VLMS Sidewalk Expansion	230,000	-	-	-	-
Veteran's Park K-8 Campus Expansion	400,000	2,250,000	2,250,000	-	-
Veteran's Park K-8 New PAC	-	-	-	-	650,000
West HS Expansion	-	1,500,000	9,250,000	9,250,000	-
Total Capital Projects	143,916,733	120,791,974	247,714,029	177,885,000	56,694,516

CIP Projects Summary

In October of 2019, School District of Lee County kicked-off a new CIP project selection process through which school and district administrators proposed projects for their facilities. Approximately 360 project requests were submitted; a summary of these requests is as follows:

- **20** school or grant funded projects that didn't require District funding;
- **81** small capital projects requesting District support of \$250,000 or less;
- **56** large capital projects requesting District support of more than \$250,000; and
- **203** maintenance projects that will be incorporated in the District's rotational work plan schedule.

The 28 large and seven small capital projects that were selected for the Capital Improvement Plan were chosen by an interdepartmental team of 25 staff members from the Operations, Business Services, Academic Services, and Information Systems Divisions. The team selected the projects that best met the District's capital planning priorities, values, and goals. As a result, the capital projects included in this year's five-year capital plan highlight and address some of the ongoing needs throughout the District.



BONITA SPRINGS ES RESTROOM



400,000 (EST.)



Funding: FY21/22-FY22/23
Completion: August 2023



Goals: 1, 3
Values: 1, 2, 3, 4, 6

PROJECT DETAILS

- **Project Description:** Addition of two bathrooms to the cafeteria on the west side near the infant toddler room.
- **Current Conditions:** Cafeteria does not currently have direct access to restroom.
- **Status:** A need has been identified pending funding in years two and three of this CIP.

Goals & Values:

G1 Capital Improvement Strategy



G3 Asset Maintenance and Preservation



V1 Safety/Security Enhancement



V2 Aligned with Strategic Plan



V3 Equity



V4 Customer Experience



V6 Modernized /Adaptable Facilities





CYPRESS LAKE MS CAMPUS



60,000,000 (EST.)



Funding: FY21/22-FY23/24
Completion: August 2024



Goals: 1, 2, 3
Values: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

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.

Goals & Values:

G1 Capital Improvement Strategy 		G2 Education Services & Facilities Planning 		G3 Asset Maintenance and Preservation 	
V1 Safety/Security Enhancement 	V2 Aligned with Strategic Plan 	V3 Equity 	V4 Customer Experience 	V5 Organization Efficiency/Sustainability 	V6 Modernized /Adaptable Facilities
V7 Wellness 	V8 Technology Enhancement 	V9 STEM 	V10 Innovation 	V11 Arts 	V12 Community Partnerships



CYPRESS LAKE HS SCIENCE WING



3,000,000 (EST.)



Funding: FY23/24
Completion: August 2024



Goals: 1, 3, 5
Values: 2, 3, 4, 6, 8, 9

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 four of this CIP.

Goals & Values:

G1 Capital Improvement Strategy



G2 Education Services & Facilities Planning



G3 Asset Maintenance and Preservation



V2 Aligned with Strategic Plan



V3 Equity



V4 Customer Experience



V6 Modernized /Adaptable Facilities

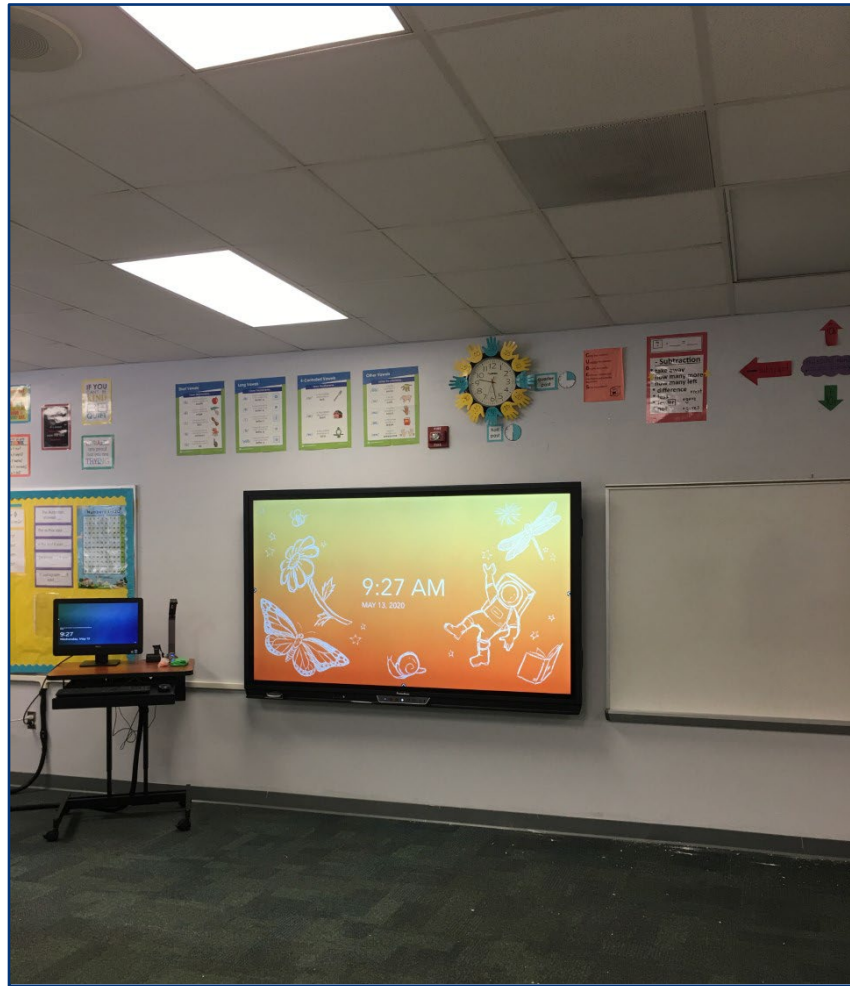


V8 Technology Enhancement

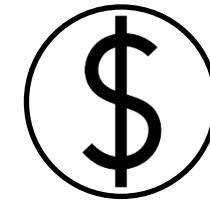


V9 STEM





DISTRICT ATLAS REFRESH



34,471,000 (EST.)



Funding: FY21/22-FY24/25

Completion: Rotational



Goals: 1, 2, 3, 5

Values: 2, 3, 4, 5, 6, 8

PROJECT DETAILS

- **Project Description:** District-wide upgrade/replacement of classroom interactive and A/V systems such as interactive white boards, projectors, audio enhancement and related equipment.
- **Current Conditions:** Technology is eligible for upgrades to latest version of interactive equipment.
- **Status:** District is in process of purchasing and installing upgraded equipment throughout the schools.

Goals & Values:

G1 Capital Improvement Strategy



G2 Education Services & Facilities Planning



G3 Asset Maintenance and Preservation



G5 Technology



V2 Aligned with Strategic Plan



V3 Equity



V4 Customer Experience



V5 Organization Efficiency/Sustainability

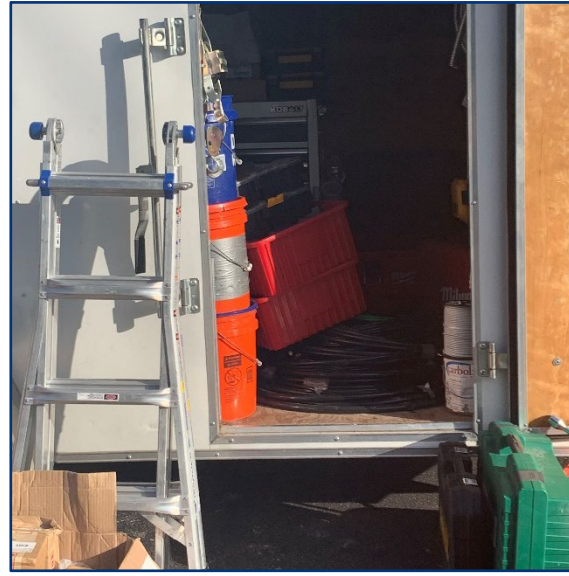


V6 Modernized /Adaptable Facilities

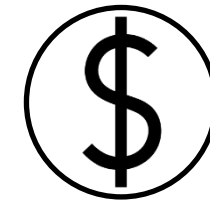


V8 Technology Enhancement





DISTRICT ELECTRICAL PANELS



1,422,689 (EST.)



Funding: FY20/21-FY21/22
Completion: Rotational



Goals: 1, 3
Values: 2, 3, 4, 6

PROJECT DETAILS

- **Project Description:** Electrical panel updates at Villas Elementary, Tropic Isles Elementary, Orange River Elementary, Pine Island Elementary, and Riverdale High School.
- **Current Conditions:** The District has identified electrical panel improvements during the Change for Change Sales Tax Initiative.
- **Status:** Electrical panels are in the process of being updated per the rotational maintenance need list.

Goals & Values:

G1 Capital Improvement Strategy



G3 Asset Maintenance and Preservation



V2 Aligned with Strategic Plan



V3 Equity

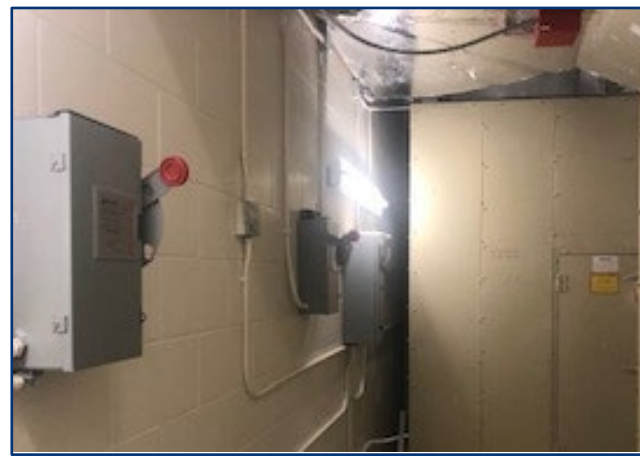


V4 Customer Experience



V6 Modernized /Adaptable Facilities

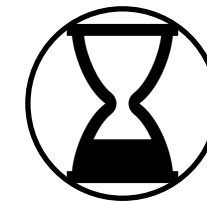




DISTRICT HVAC PROJECTS



80,580,844 (EST.)



Funding: FY20/21-FY24/25
Completion: Rotational



Goals: 1, 3
Values: 2, 3, 4, 6

PROJECT DETAILS

- Project Description:** HVAC updates at Orangewood Elementary, Success Academy, Spring Creek Elementary, Bonita Springs Middle School, The Sanibel School, Gateway Elementary, Hancock Creek Elementary, Allen Park Elementary, Cape Elementary, Fort Myers High School, Patriot Elementary/Challenger Middle School, Mariner High School, Island Coast High School, Cypress Lake High School, Edgewood Elementary, Franklin Park Elementary, LCPEC, and Riverdale High School.
- Current Conditions:** The District has identified HVAC improvements during the Change for Change Sales Tax Initiative.
- Status:** HVAC units are in the process of being updated per the rotational maintenance need list.

Goals & Values:

G1 Capital Improvement Strategy



G3 Asset Maintenance and Preservation



V2 Aligned with Strategic Plan



V3 Equity

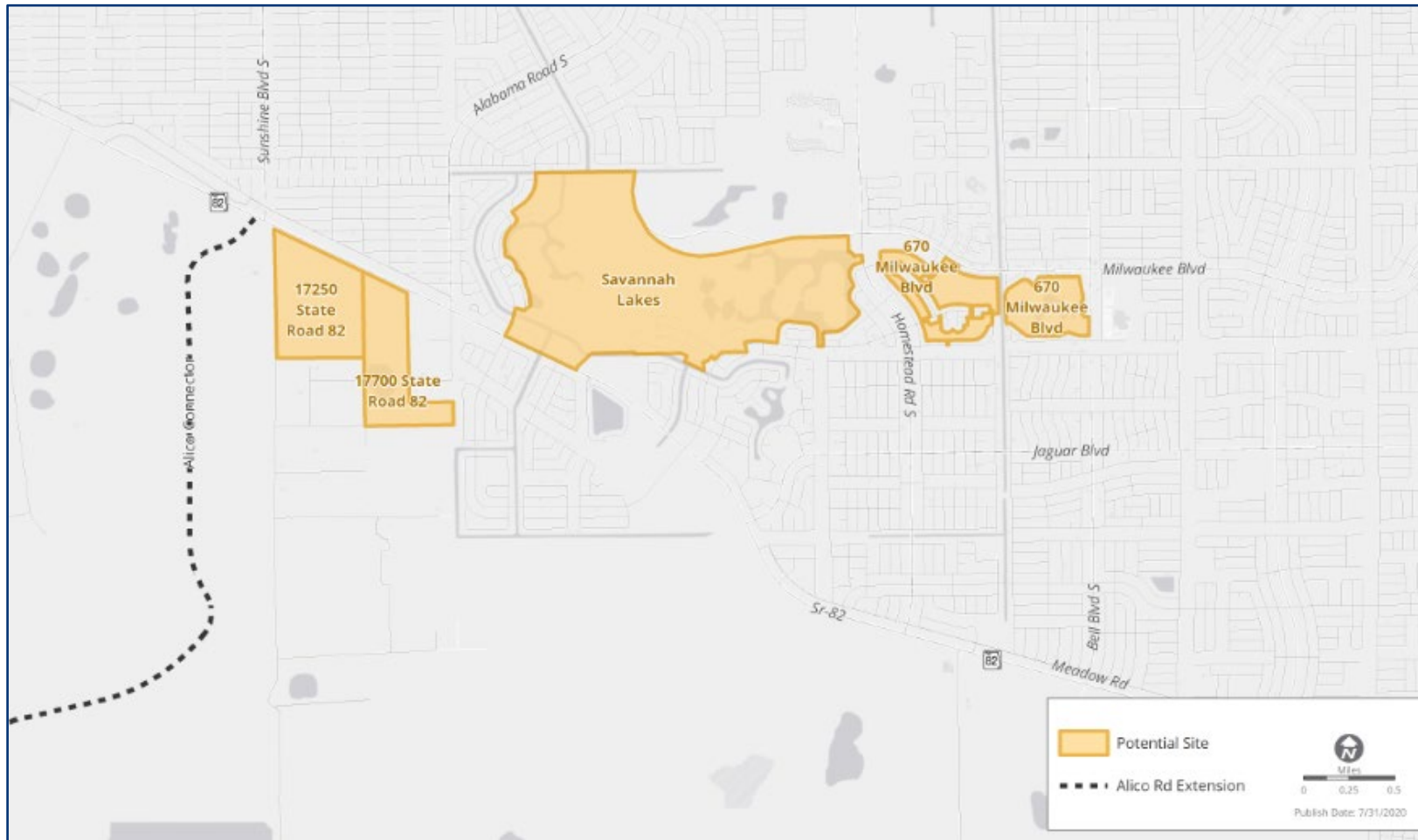


V4 Customer Experience

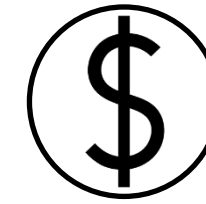


V6 Modernized /Adaptable Facilities

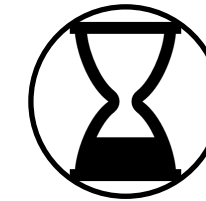




DISTRICT PROPERTY PURCHASES



26,305,905 (EST.)



Funding: FY20/21 - FY24/25

Completion: Rotational



Goals: 1, 2

Values: 2, 4, 5, 6

PROJECT DETAILS

- **Project Description:** Property purchases the county to meet district needs for expansion.
- **Current Conditions:** Gross needs of the county and the move towards proximity-based enrollment will require purchase of additional land.
- **Status:** Capacity demands and available property throughout the district are continuously being evaluated.

Goals & Values:

G1 Capital Improvement Strategy



G2 Education Services & Facilities Planning



V2 Aligned with Strategic Plan



V4 Customer Experience



V5 Organization Efficiency/Sustainability



V6 Modernized / Adaptable Facilities





DISTRICT ROOFING PROJECTS



27,170,162 (EST.)



Funding: FY20/21

Completion: Rotational



Goals: 1, 3

Values: 2, 3, 4, 6

PROJECT DETAILS

- **Project Description:** Roofing updates at North Fort Myers High School, Cypress Lake High School, LCPEC, the Central Supply Warehouse, Fort Myers Technical College, Bonita Springs Middle School, Cape Coral, Hector A. Cafferata Jr. Elementary.
- **Current Conditions:** The District has identified roofing improvements during the Change for Change Sales Tax Initiative.
- **Status:** Roofing materials are being updated per the rotational maintenance needs.

Goals & Values:

G1 Capital Improvement Strategy



G3 Asset Maintenance and Preservation



V2 Aligned with Strategic Plan



V3 Equity



V4 Customer Experience



V6 Modernized /Adaptable Facilities

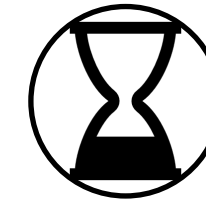




DISTRICT SCHOOL TECHNOLOGY



62,368,386 (EST.)



Funding: FY20/21-FY24/25
Completion: Rotational



Goals: 1, 2, 3, 5
Values: 2, 3, 4, 5, 6, 8

PROJECT DETAILS

- **Project Description:** District-wide upgrades/replacement of computers and peripherals.
- **Current Conditions:** Equipment is outdated and eligible for upgrades.
- **Status:** Funds are allocated for this project throughout the current 5-year outlook of the CIP.

Goals & Values:

G1 Capital Improvement Strategy



V2 Aligned with Strategic Plan



G2 Education Services & Facilities Planning



V3 Equity



G3 Asset Maintenance and Preservation



V4 Customer Experience



G5 Technology



V5 Organization Efficiency/Sustainability

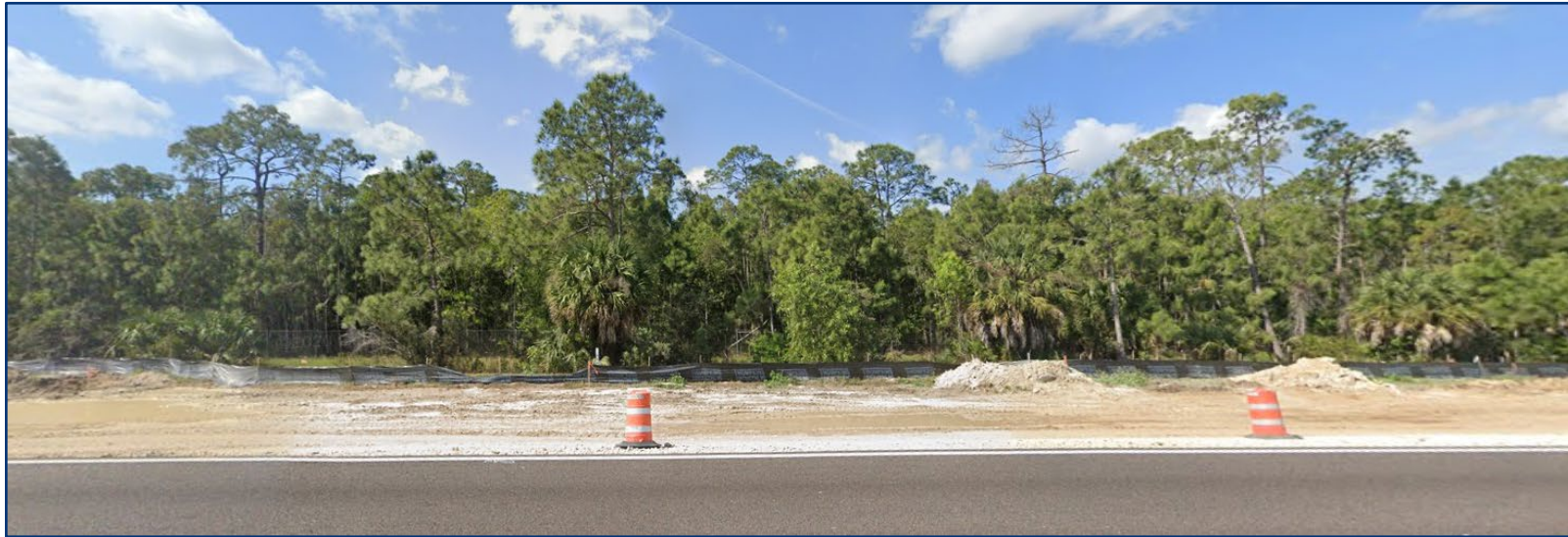


V6 Modernized /Adaptable Facilities



V8 Technology Enhancement

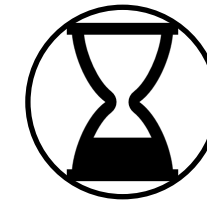




EAST ELEMENTARY J SCHOOL



53,000,000 (EST.)



Funding: FY21/22-FY23/24
Completion: August 2024



Goals: 1, 2
Values: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

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.

Goals & Values:

G1 Capital Improvement Strategy



G2 Education Services & Facilities Planning



V1 Safety/Security Enhancement



V7 Wellness



V2 Aligned with Strategic Plan



V8 Technology Enhancement



V3 Equity



V9 STEM



V4 Customer Experience



V10 Innovation



V5 Organization Efficiency/Sustainability



V11 Arts

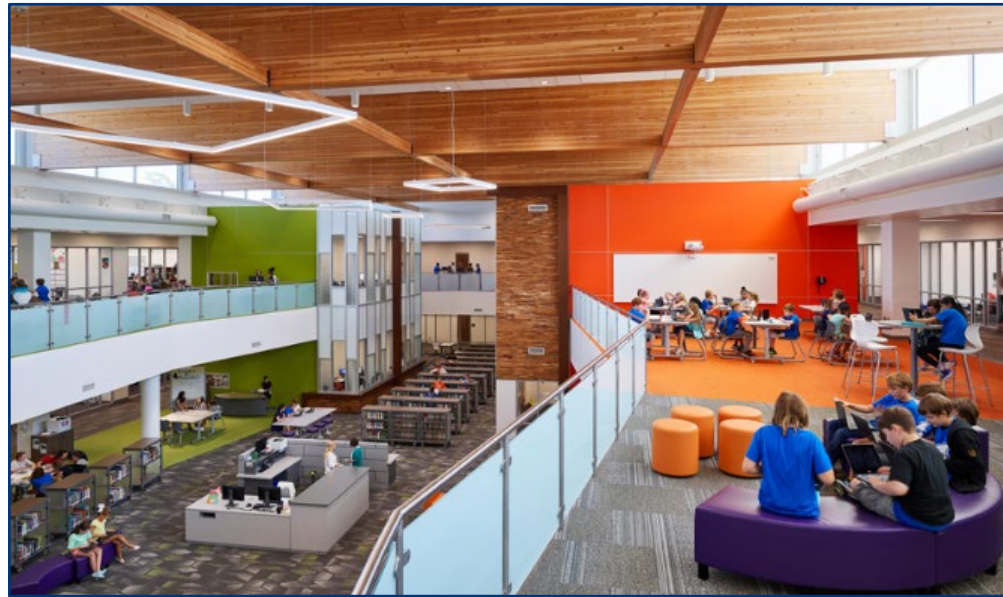


V6 Modernized /Adaptable Facilities

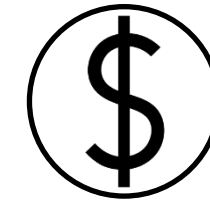


V12 Community Partnerships





EAST INNOVATION PreK-8 SCHOOL



75,000,000 (EST.)



Funding: FY21/22-FY23/24
Completion: August 2024



Goals: 1, 2
Values: 2, 3, 4, 5, 6

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.

Goals & Values:

G1 Capital Improvement Strategy



G2 Education Services & Facilities Planning



V2 Aligned with Strategic Plan



V3 Equity



V4 Customer Experience

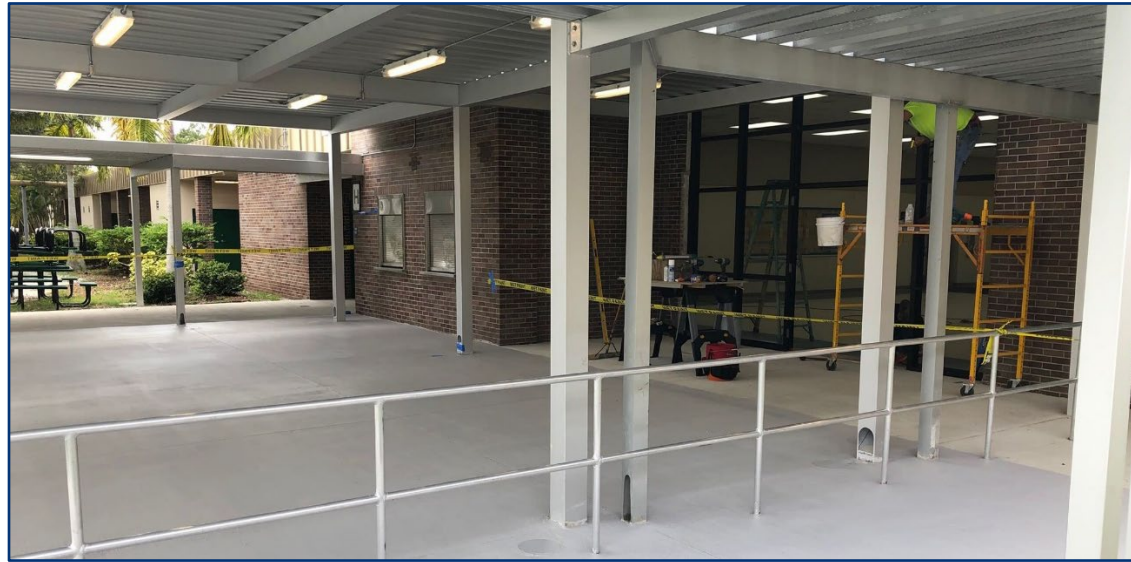


V5 Organization Efficiency/Sustainability

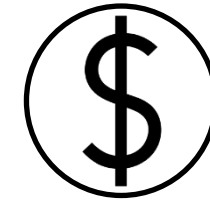


V6 Modernized /Adaptable Facilities





FMMA CAFETERIA



300,000 (EST.)



Funding: FY20/21
Completion: August 2020



Goals: 1, 3
Values: 2, 3, 4, 6

PROJECT DETAILS

- **Project Description:** Expansion of cafeteria to accommodate students. This project is part of a kitchen remodel. The CIP estimated budget of \$300,000 is anticipated to cover updates which cannot be funded utilizing Food Service dollars.
- **Current Conditions:** Cafeteria design does not allow for effective flow of students.
- **Status:** This project is funded for the upcoming fiscal year.

Goals & Values:

G1 Capital Improvement Strategy



G3 Asset Maintenance and Preservation



V2 Aligned with Strategic Plan



V3 Equity



V4 Customer Experience

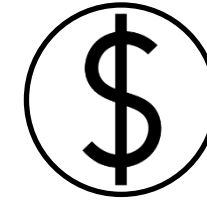


V6 Modernized /Adaptable Facilities





FMTC REFRESH



10,000,000 (EST.)



Funding: FY20/21-FY22/23

Completion: August 2023



Goals: 1, 2, 3, 4, 5

Values: 1, 2, 3, 4, 6, 8

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:** District project team is identifying a scope of work. Design and construction team to be hired by Winter 2021.

Goals & Values:

G1 Capital Improvement Strategy



G2 Education Services & Facilities Planning



G3 Asset Maintenance and Preservation



G4 Safety and Security



G5 Technology



V1 Safety/Security Enhancement



V2 Aligned with Strategic Plan



V3 Equity



V4 Customer Experience

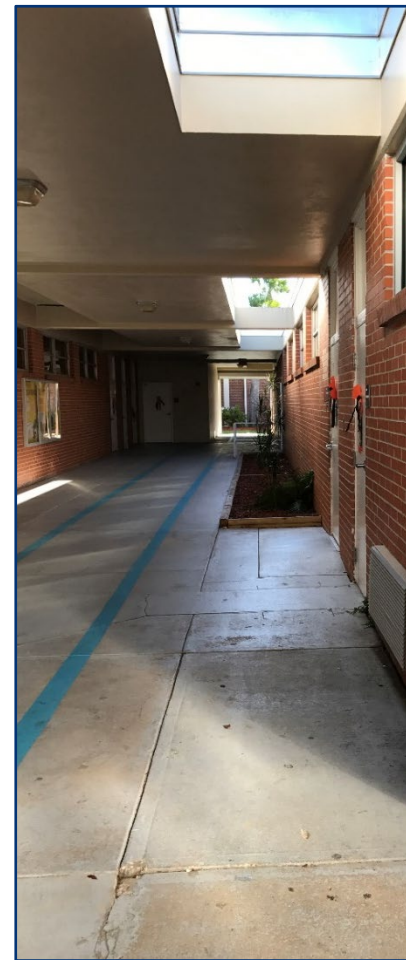


V6 Modernized /Adaptable Facilities

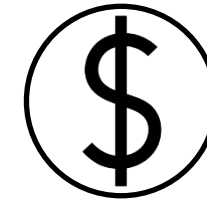


V8 Technology Enhancement





FRANKLIN PARK ES REBUILD



53,000,000 (EST.)



Funding: FY21/22-FY23/24
Completion: August 2024



Goals: 1, 2, 3
Values: 1, 2, 3, 4, 5, 6, 7, 8, 9

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.

Goals & Values:





GATEWAY HIGH SCHOOL



48,042,925 (EST.)



Funding: FY20/21

Completion: August 2021



Goals: 1, 2

Values: 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12

PROJECT DETAILS

- **Project Description:** Construction of a new high school in the East Zone. The school is planned for a capacity of 2,200 student seats. Construction started in Summer 2019 and will complete in Summer 2021. Budgeting for the project started in FY 2017/18 with Phase 1.
- **Current Conditions:** Capacity demands in the South Zone require the construction of additional permanent student stations.
- **Status:** This high school is anticipated to open to freshman for the 2021-2022 school year.

Goals & Values:

G1 Capital Improvement Strategy



V1 Safety/Security Enhancement



V7 Wellness



G2 Education Services & Facilities Planning



V2 Aligned with Strategic Plan



V8 Technology Enhancement



V3 Equity



V9 STEM



V4 Customer Experience



V10 Innovation



V6 Modernized /Adaptable Facilities



V11 Arts



V12 Community Partnerships

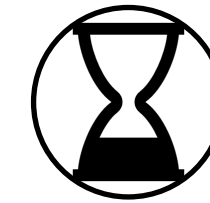




JAMES STEPHENS PRE-K CENTER



1,870,284 (EST.)



Funding: FY20/21

Completion: January 2021



Goals: 1, 2

Values: 1, 2, 3, 4, 5, 6, 7, 8, 10

PROJECT DETAILS

- **Project Description:** Renovation of two (2) buildings to create new Pre-K programs. Construction of parking infrastructure and a playground center.
- **Current Conditions:** Project under construction.
- **Status:** Funding has been designated for the upcoming FY2021 with an anticipated reopening of facilities in January 2021.

Goals & Values:

G1 Capital Improvement Strategy



G2 Education Services & Facilities Planning



V1 Safety/Security Enhancement



V7 Wellness



V2 Aligned with Strategic Plan



V8 Technology Enhancement



V3 Equity



V10 Innovation



V4 Customer Experience

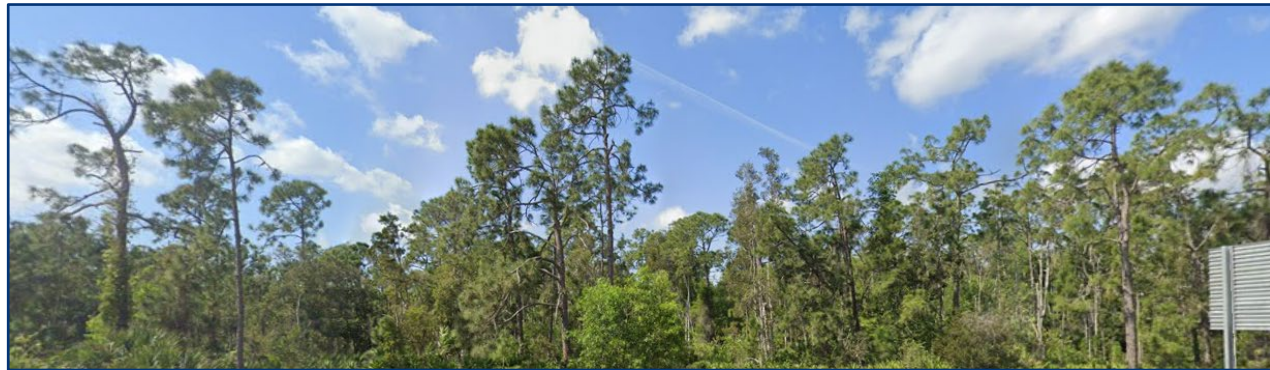
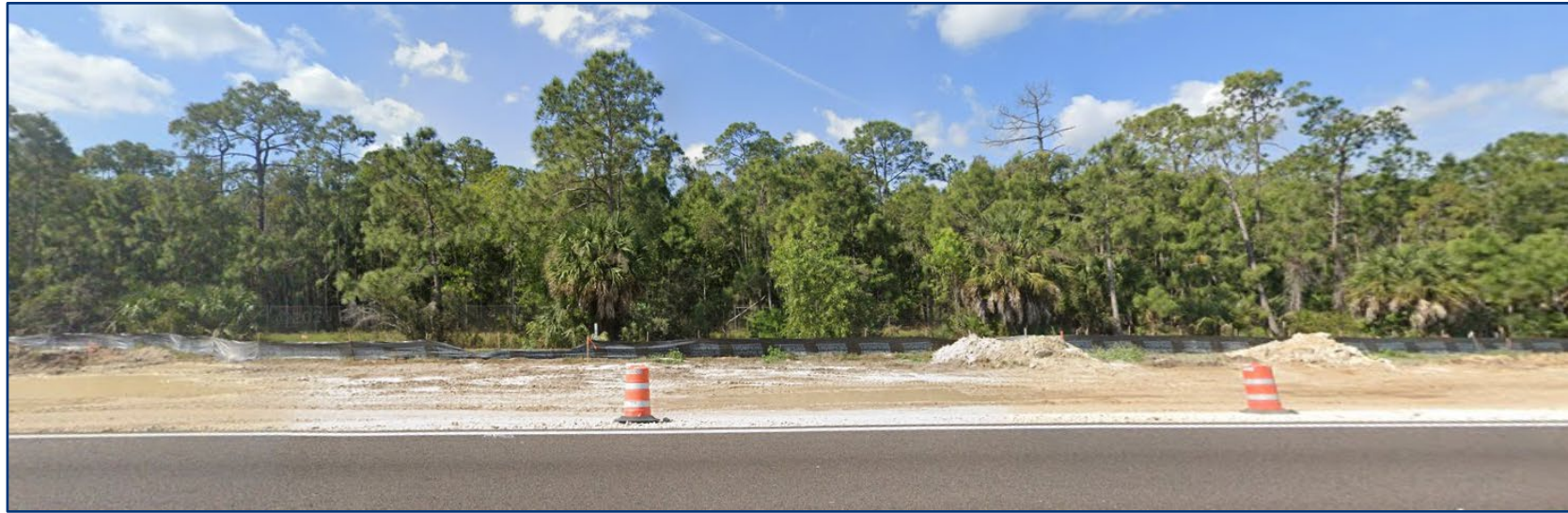


V5 Organization Efficiency/Sustainability

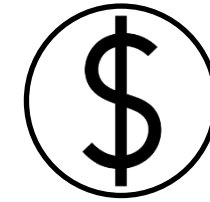


V6 Modernized /Adaptable Facilities





LEHIGH ACRES MS CAMPUS



30,575,000 (EST.)



Funding: FY20/21

Completion: August 2021



Goals: 1, 2

Values: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

PROJECT DETAILS

- **Project Description:** Construction of a new middle school in the East Zone. Shared campus with Elementary East J.
- **Current Conditions:** Capacity demands in the East Zone require the construction of additional permanent student stations.
- **Status:** This school is anticipated to open August 2021.

Goals & Values:

G1 Capital Improvement Strategy



G2 Education Services & Facilities Planning



V1 Safety/Security Enhancement



V7 Wellness



V2 Aligned with Strategic Plan



V8 Technology Enhancement



V3 Equity



V9 STEM



V4 Customer Experience



V10 Innovation



V5 Organization Efficiency/Sustainability



V11 Arts



V6 Modernized /Adaptable Facilities

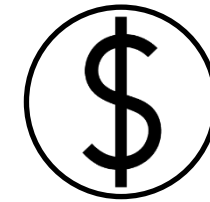


V12 Community Partnerships

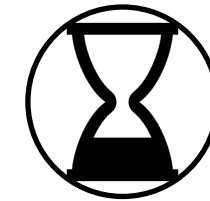




NORTH FT MYERS SCIENCE WING



3,000,000 (EST.)



Funding: FY23/24
Completion: August 2024

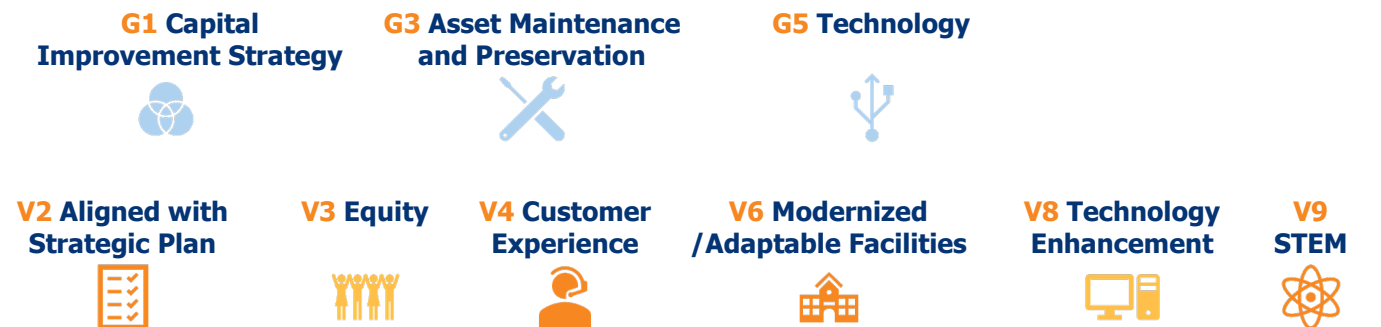


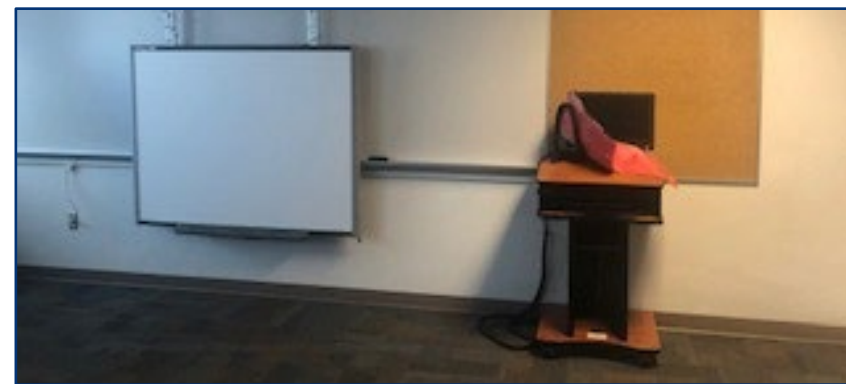
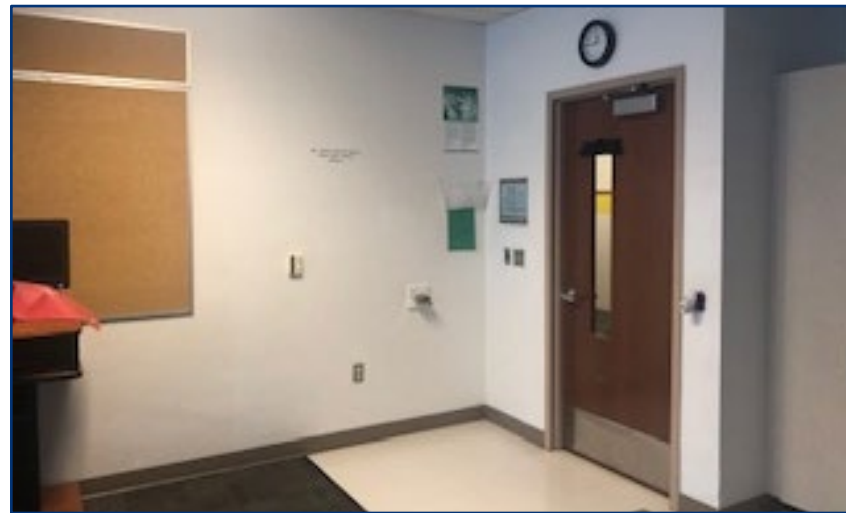
Goals: 1, 3, 5
Values: 2, 3, 4, 6, 8, 9

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 four of this CIP.

Goals & Values:

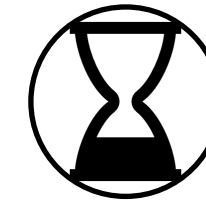




PATRIOT ES CLASSROOM



300,000 (EST.)



Funding: FY20/21
Completion: August 2021



Goals: 1, 3
Values: 2, 3, 4, 6

PROJECT DETAILS

- **Project Description:** Construction of shower facilities and expansion of ESE classroom.
- **Current Conditions:** Two classrooms which would benefit from interconnectivity for ESE programming.
- **Status:** Funds have been allocated for FY20/21; project expect to be completed in the year.

Goals & Values:

G1 Capital Improvement Strategy



G3 Asset Maintenance and Preservation



V2 Aligned with Strategic Plan



V3 Equity



V4 Customer Experience



V6 Modernized /Adaptable Facilities





PROPERTY PURCHASE – TAYLOR LN



255,000 (EST.)



Funding: FY20/21
Completion: January 2021



Goals: 1, 2
Values: 2, 4, 5, 6

PROJECT DETAILS

- **Project Description:** Construction of a pre-k center.
- **Current Conditions:** Capacity demands in the East Zone require the construction of additional permanent student stations for pre-k students.
- **Status:** \$70,000 were provided towards this purchase in FY19/20.

Goals & Values:

G1 Capital Improvement Strategy



G2 Education Services & Facilities Planning



V2 Aligned with Strategic Plan



V4 Customer Experience

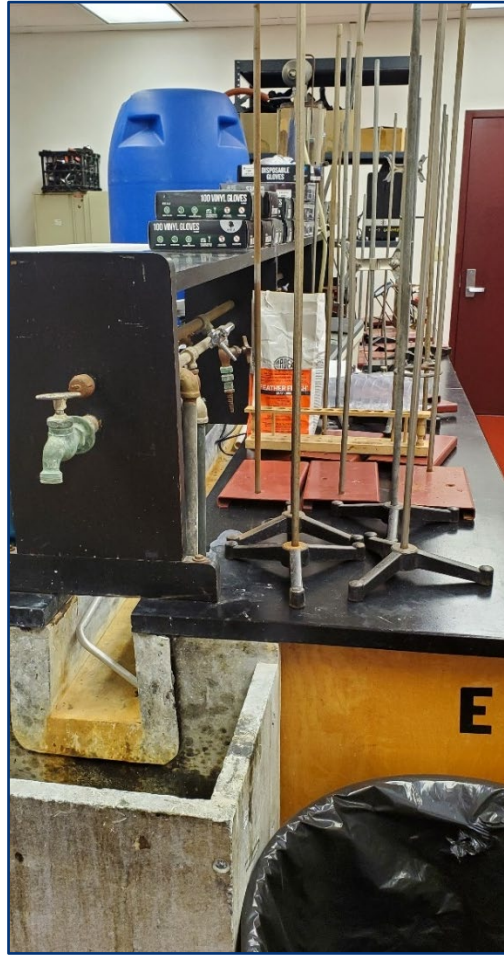


V5 Organization Efficiency/Sustainability



V6 Modernized /Adaptable Facilities





RIVERDALE CAMPUS



41,150,000 (EST.)



Funding: FY20/21-FY24/25
Completion: August 2025



Goals: 1, 2, 3, 4, 5
Values: 1, 2, 3, 4, 5, 6, 7, 8, 9

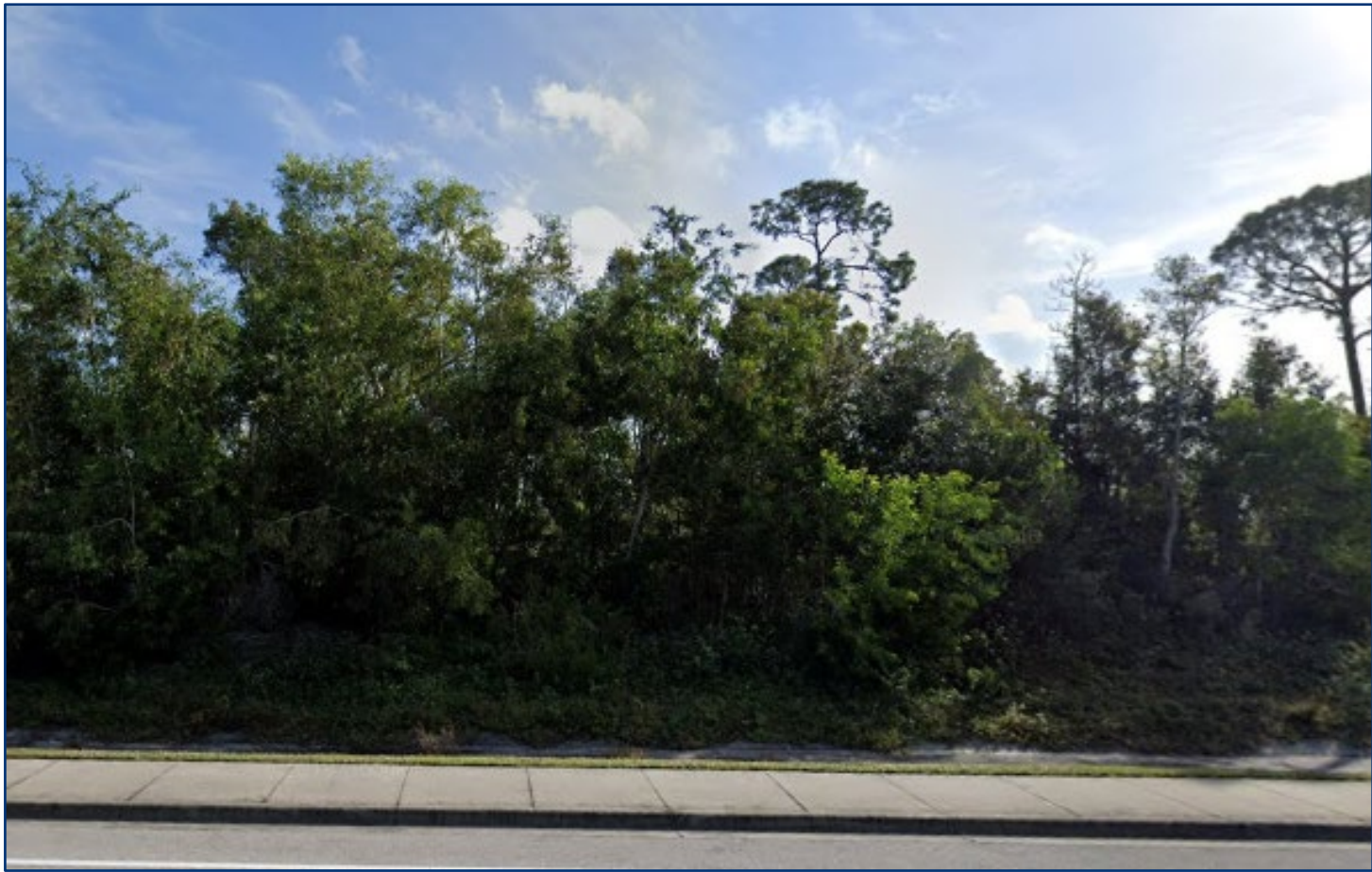
PROJECT DETAILS

- **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.

Goals & Values:

G1 Capital Improvement Strategy	G2 Education Services & Facilities Planning	G3 Asset Maintenance and Preservation	G4 Safety and Security	G5 Technology
V1 Safety/Security Enhancement	V2 Aligned with Strategic Plan	V3 Equity	V4 Customer Experience	V5 Organization Efficiency/Sustainability
V7 Wellness	V8 Technology Enhancement	V9 STEM		V6 Modernized /Adaptable Facilities

SOUTH ELEMENTARY SCHOOL K



42,786,712 (EST.)



Funding: FY20/21-FY22/23
Completion: August 2023

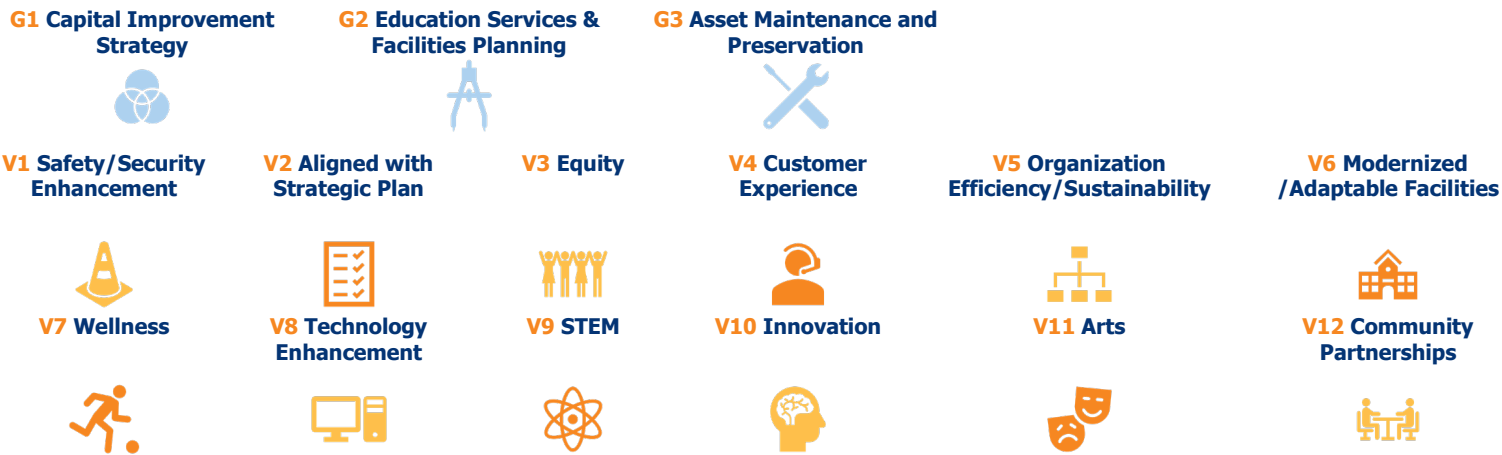


Goals: 1, 2, 3
Values: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

PROJECT DETAILS

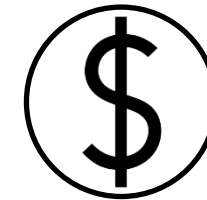
- **Project Description:** Construction of elementary school on a Three Oaks Parkway site.
- **Current Conditions:** Capacity demands in the South Zone require the construction of additional permanent student stations.
- **Status:** District is updating permits, working to amend local land use entitlements, and developing the project design.

Goals & Values:





SOUTH MIDDLE SCHOOL NN



65,081,845 (EST.)



Funding: FY20/21-FY22/23
Completion: August 2023



Goals: 1, 2
Values: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

PROJECT DETAILS

- **Project Description:** Construction of middle 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.

Goals & Values:

G1 Capital Improvement Strategy



G2 Education Services & Facilities Planning



V1 Safety/Security Enhancement



V7 Wellness



V2 Aligned with Strategic Plan



V8 Technology Enhancement



V3 Equity



V9 STEM



V4 Customer Experience



V10 Innovation



V5 Organization Efficiency/Sustainability



V11 Arts

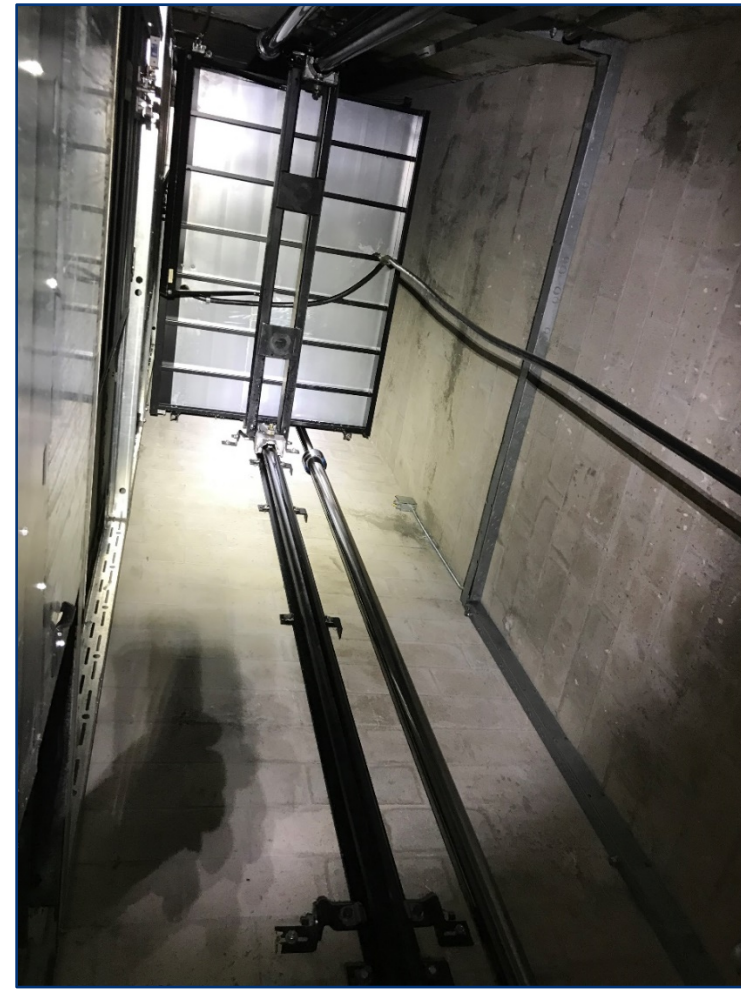


V6 Modernized /Adaptable Facilities



V12 Community Partnerships

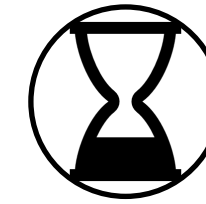




TICE ES ELEVATOR



600,000 (EST.)



Funding: FY20/21

Completion: August 2021



Goals: 1, 3

Values: 1, 2, 3, 4, 6, 8

PROJECT DETAILS

- **Project Description:** Replacement of elevator to comply with ADA standards.
- **Current Conditions:** Elevator operates inconsistently and is in constant need of repair and maintenance.
- **Status:** This project has funds allocated for FY20/21.

Goals & Values:

G1 Capital Improvement Strategy



G3 Asset Maintenance and Preservation



V1 Safety/Security Enhancement



V2 Aligned with Strategic Plan



V3 Equity



V4 Customer Experience



V6 Modernized /Adaptable Facilities



V8 Technology Enhancement

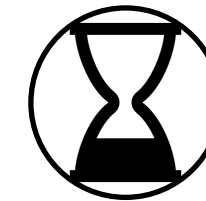




VLMS SIDEWALK EXPANSION



230,000 (EST.)



Funding: FY20/21
Completion: January 2021



Goals: 1, 4
Values: 1, 2, 3, 4, 6

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:** \$70,000 were allocated for this project in FY219/20. The project is under design.

Goals & Values:

G1 Capital Improvement Strategy



G4 Safety and Security



V1 Safety/Security Enhancement



V2 Aligned with Strategic Plan



V3 Equity

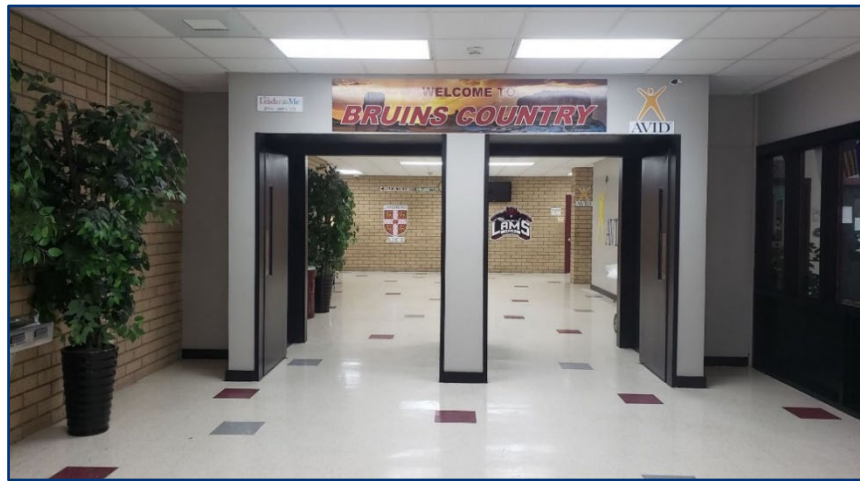


V4 Customer Experience



V6 Modernized /Adaptable Facilities

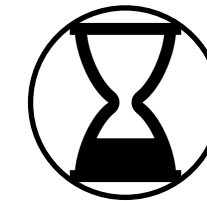




VETERAN'S PARK K-8 EXPANSION



4,900,000 (EST.)



Funding: FY20/21-FY23/24
Completion: August 2024



Goals: 1, 2, 3, 4, 5
Values: 1, 2, 3, 4, 5, 6, 7, 8, 9

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.
- **Current Conditions:** The LAMS campus needs structural and aesthetic updates; the facility is outdated.
- **Status:** Funding for the full campus remodel is scheduled to commence in FY20/21 and the project will be completed by August 2024.

Goals & Values:

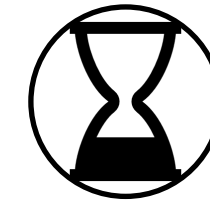
G1 Capital Improvement Strategy 	G2 Education Services & Facilities Planning 	G3 Asset Maintenance and Preservation 	G4 Safety and Security 	G5 Technology
V1 Safety/Security Enhancement 	V2 Aligned with Strategic Plan 	V3 Equity 	V4 Customer Experience 	V5 Organization Efficiency/Sustainability
V7 Wellness 	V8 Technology Enhancement 	V9 STEM 		V6 Modernized /Adaptable Facilities



VETERAN'S PARK K-8 PAC



650,000 (EST.)



Funding: FY24/25

Completion: August 2025



Goals: 1, 2

Values: 2, 3, 4, 6, 11

PROJECT DETAILS

- **Project Description:** Construction of a new performing arts center.
- **Current Conditions:** Preliminary evaluation for addition of a performing arts center on the unified VPAA campus.
- **Status:** Funding for the center is being allocated in FY24/25.

Goals & Values:

G1 Capital Improvement Strategy



G2 Education Services & Facilities Planning



V2 Aligned with Strategic Plan



V3 Equity



V4 Customer Experience



V6 Modernized /Adaptable Facilities



V11 Arts

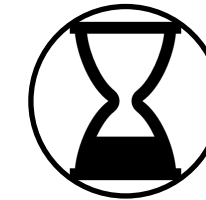




WEST ZONE HS EXPANSION



20,000,000 (EST.)



Funding: FY21/22-FY23/24
Completion: August 2024



Goals: 1, 2
Values: 1, 2, 4, 5, 6

PROJECT DETAILS

- **Project Description:** 500 additional student stations are needed in the West Subzone 3. Gymnasium and dining facilities will need to be expanded.
- **Current Conditions:** Capacity demands in the West Zone require the construction of additional permanent student stations.
- **Status:** The project will be funded from FY21/22 through FY23/24. It will be completed by August 2024.

Goals & Values:

G1 Capital Improvement Strategy



G2 Education Services & Facilities Planning



V1 Safety/Security Enhancement



V2 Aligned with Strategic Plan



V4 Customer Experience



V5 Organization Efficiency/Sustainability



V6 Modernized /Adaptable Facilities





CHAPTER 5: SMALL PROJECTS

BONITA MIDDLE BIKE CAGE



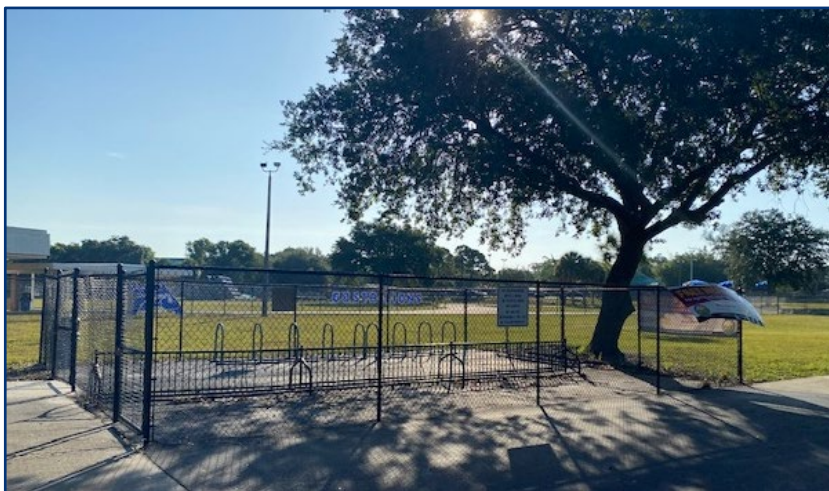
5,000 (EST.)



Funding: FY20/21
Completion: August 2021



Goals: 1, 3, 4
Values: 2, 3, 6, 7



PROJECT DETAILS

- Expansion of bike cage adjacent to main building.

EAST LEE COUNTY NEW DOOR



2,000 (EST.)



Funding: FY20/21
Completion: August 2021



Goals: 1, 3
Values: 2, 3, 6



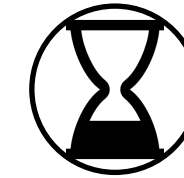
PROJECT DETAILS

- Addition of an interior door between two classrooms to allow functional bathroom access.

HECTOR CAFFERATA STORAGE SHELVES



20,000 (EST.)



Funding: FY20/21
Completion: August 2021



Goals: 1, 3
Values: 2, 3, 6



PROJECT DETAILS

- Addition of shelving in the storage room of the media center.

LEHIGH ELEM. NEW DOOR



1,500 (EST.)



Funding: FY20/21
Completion: August 2021



Goals: 1, 3
Values: 1, 2, 3, 6



PROJECT DETAILS

- Addition of an interior door between classrooms to allow safer transition for students.

PELICAN ELEM. PLAYGROUND



180,000 (EST.)



Funding: FY20/21
Completion: August 2021



Goals: 1, 3
Values: 1, 2, 3, 6, 7



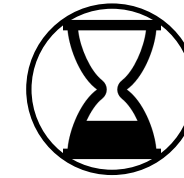
PROJECT DETAILS

- Replacement of playground centers for primary and intermediate grades due to access conditions.

RAYMA PAGE ELEM. NEW DOOR



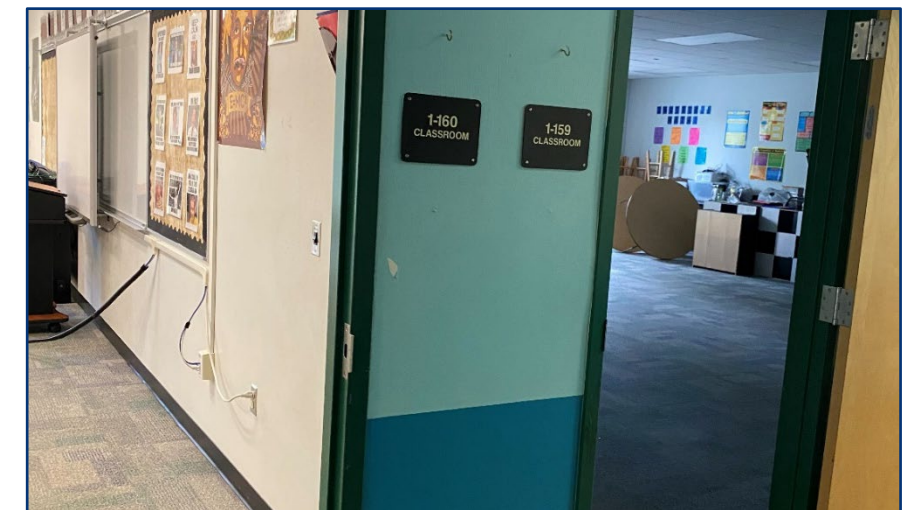
1,500 (EST.)



Funding: FY20/21
Completion: August 2021



Goals: 1, 3
Values: 2, 3, 5, 6



PROJECT DETAILS

- Addition of an interior door between two classrooms to enhance the instruction of the "Village Model".

CHAPTER 6: APPENDIX



Appendix A: Chapter 1013 Educational Facilities

Florida statute is the cornerstone of educational facility planning which is described in [Chapter 1013](#), This chapter of statute is further broken into the following parts;

- [Part I](#): Functions; Department of Education
- [Part II](#): Use and Management of Educational Facilities
- [Part III](#): Planning and Construction of Educational Facilities
- [Part IV](#): Funding for Educational Facilities

Florida Statutes regarding Community Planning and Educational Facilities (F.S. 163 and F.S. 1013) require school districts to collaborate with local municipal governments to ensure that schools meet local planning requirements, standards, and objectives.

Appendix B: CIP Goals and Objectives

Goal 1 – Capital Improvement Strategy

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

- Five-year Capital Improvement Plan
- Capital Asset Utilization
- Capital Improvement Financing
- Funding Mechanism Assessments
- Capital Project Budget

Goal 2 – Educational Services and Facilities Planning

Ensure adequate and timely school campuses and facilities to 1) accommodate existing and future student enrollment, 2) maximize existing facilities, 3) effectively meet current student needs, and 4) provide for future growth demands.

- Educational Facility Planning
- Facility Development
- Academic Programs Coordination
- Shared-Use Facilities and Co-located Services

Goal 3 – Asset Maintenance and Preservation

Provide well-maintained District facilities by applying industry best practices to care for, maintain, repair, renovate and replace the District's capital assets; including, but not limited to: buildings, fields, technology systems, transportation equipment, and other resources.

- Facility Condition and Utilization Assessment
- Asset Maintenance and Rotation Schedules
- Capital Improvement Priorities

Goal 4 – Safety and Security

Support the academic success of each child with a comprehensive safety and security program and services that effectively use security technologies and infrastructure aligned with campus security and emergency management best practices.

- Campus Access
- Campus Security
- Security Technology

Goal 5 – Technology

Continually implement, support, and update technology infrastructure to ensure students and staff have access to effective educational technology and resources.

- Technology Infrastructure
- Classroom and School Technology Equipment

Appendix C: Glossary

- **Capacity:** the maximum amount that something can contain (Source: [Lexico](#))
- **Capital Budget:** allocation of funds for acquisition, maintenance, or construction of fixed assets such as land, buildings, and equipment (Source: [Lexico](#))
- **Capital Projects:** a large-scale project entailing major expenditure (Source: [Lexico](#))
- **Coastal High Hazard Area (CHHA):** the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model (Source: F.S. Section 163. 3178(2)(h)9)
- **Renovation/Refresh:** The rejuvenation or upgrade of existing facilities by installing or replacing materials and equipment. The use and occupancy of the spaces remain the same (Source: [SREF](#))
- **Remodel:** the changing of existing facilities by rearrangement of space and/or change of use (Source: [SREF](#))
- **Rebuild:** tear-down of existing facilities and replacement of facilities on the existing site. Department of Education approval is required for a rebuild.
- **Relocatable/Portable:** a building or portion of a building made of prefabricated units that can be disassembled and reassembled frequently, or a single unit of construction consisting of walls, roof and floor that is movable as a unit either on wheels or by truck. Mobile, demountable, dividable, modular and portable buildings are types of relocatable units. (Source: [SREF](#))
- **Expansion:** increasing physical space of facilities
- **Educational Facilities Information System (EFIS):** the Educational Facilities Information System is a single electronic database that manages facilities information through a single-source service. EFIS provides an integrated database of facility functions for school districts, for Florida colleges and for state-level management of facilities information. The EFIS system exists for the purpose of managing and reporting data related to facility inventories, student enrollment in schools, educational plant surveys, 5-year district facility work plans, tracking facilities projects and funding of capital programs from state and local resources. Florida Inventory of School Houses (FISH) - The Florida Inventory of School Houses. The numbering system used by the Department for parcels, buildings and rooms in public educational facilities (includes references, processes and procedures identified in the FISH User's Manual). This is not applicable to the Florida college inventory system or the university inventory system. (Source: [SREF](#))

Appendix D: School Enrollment & Capacity Tables

The figures in the three tables below show the enrollment of students across all three zones and their subzones for high, middle, and elementary schools. The tables also include Charter school enrollment.

School Enrollment by School Level and Subzones

HIGH SCHOOL					
	19/20	18/19	17/18	16/17	15/16
SOUTH TOTAL	8034	7834	7756	7516	7323
SUBZONE 1	3547	3582	3711	3605	3506
SUBZONE 2	1900	1911	2049	2084	2048
SUBZONE 3	2587	2341	1996	1827	1769
EAST TOTAL	8695	8587	8400	8107	7565
SUBZONE 1	1915	1983	1921	1878	1743
SUBZONE 2	4896	4633	4459	4222	3894
SUBZONE 3	1884	1971	2020	2007	1928
WEST TOTAL	8658	8577	8525	8488	8463
SUBZONE 1	1735	1690	1651	1667	1723
SUBZONE 2	3447	3444	3433	3330	3240
SUBZONE 3	3476	3443	3441	3491	3500
CHARTER	3595	3457	3707	3664	3675
<i>HIGH SCHOOL TOTAL</i>	<i>28982</i>	<i>28455</i>	<i>28388</i>	<i>27775</i>	<i>27026</i>

MIDDLE SCHOOL					
	19/20	18/19	17/18	16/17	15/16
SOUTH TOTAL	5862	5676	5519	5427	5242
SUBZONE 1	2731	2600	2452	2435	2366
SUBZONE 2	2191	2182	2148	2092	2018
SUBZONE 3	940	894	919	900	858
EAST TOTAL	5814	5550	5195	4828	4627
SUBZONE 1	0	0	0	0	204
SUBZONE 2	4352	4193	3873	3612	3281
SUBZONE 3	1462	1357	1322	1216	1142
WEST TOTAL	5717	5561	5240	5371	5359
SUBZONE 1	0	0	0	0	0
SUBZONE 2	2840	2747	2512	2606	2613

SUBZONE 3	2877	2814	2728	2765	2746
CHARTER	2932	2940	2875	3028	3147
COMBINED SCHOOLS	1967	1872	1807	1795	1792
MIDDLE SCHOOL TOTAL	22292	21599	20636	20449	20167

ELEMENTARY SCHOOL					
	19/20	18/19	17/18	16/17	15/16
SOUTH	12503	12098	12051	12038	11882
SUBZONE 1	7352	6914	6890	6870	6763
SUBZONE 2	2743	2780	2782	2842	2817
SUBZONE 3	2408	2404	2379	2326	2302
EAST	13070	12993	12994	12865	12590
SUBZONE 1	4011	3993	3898	3865	3811
SUBZONE 2	6039	5896	5960	5882	5767
SUBZONE 3	3020	3104	3136	3118	3012
WEST	10806	10716	10742	10523	10552
SUBZONE 1	949	980	953	976	1017
SUBZONE 2	4320	4254	4334	4292	4296
SUBZONE 3	5537	5482	5455	5255	5239
CHARTER	6039	6019	6409	6549	6504
COMBINED SCHOOLS	2006	1984	1987	1976	1905
ELEM. SCHOOL TOTAL	44424	43810	44183	43951	43433
DISTRICT-WIDE TOTALS	95698	93864	93207	92175	90626

It is very notable that the traditional elementary school enrollment in the West Zone is significantly below that of the East and South Zones. This may be attributed to Cape Coral's strong charter school system. The East and South zones are seeing continuous growth at the elementary school level, particularly in the East Zone. This is not necessarily the case at the middle school level which does show some fluctuation between zone enrollment.

The School Capacities tables demonstrate each school's capacity. The permanent student stations are attributed to the built facility (the school itself). There are three different types of portables that are accounted for when determining capacity; there are regular portables which cannot be removed from inventory until they reach 20 years of age or are determined to be unsatisfactory, temporary portables which are leased and can be removed from inventory, and federal portables which are used for the federal Head Start program.

School Capacity in the East Zone

EAST ZONE							
FACILITY NAME	SUB-ZONE	PERMANENT STUDENT STATIONS	PORTABLES			TOTAL W/ PORTABLES	FISH CAPACITY
			REGULAR*	TEMPORARY*	FEDERAL*		
ELEMENTARY SCHOOLS							
Edgewood	1	736	0	0	36	772	772
James Stephens	1	1095	0	0	0	1095	1095
Orange River	1	762	54	0	54	870	870
Tice	1	616	0	36	0	652	652
Bayshore	1	656	0	0	0	656	656
Manatee	1	940	0	0	0	940	940
Sub-Zone 1 Totals:		4805	54	36	90	4985	4985
Sunshine	2	1036	98	0	18	1152	1152
Gateway	2	713	18	0	0	731	731
Harns Marsh	2	912	36	0	54	1002	1002
River Hall	2	966	18	36	0	1020	1020
Treeline		994	36	0	0	1030	1030
Tortuga Preserve	2	1056	0	0	0	1056	1056
Sub-Zone 2 Totals:		5677	206	36	72	4991	4991
Lehigh	3	1038	90	54	0	1182	1182
Mirror Lakes	3	960	54	18	18	1050	1050
G Weaver Hipps	3	730	54	0	0	784	784
Sub-Zone 3 Totals:		2728	198	72	18	3016	3016
ELEM. ZONE TOTALS:		13210	458	144	180	12992	12992

MIDDLE SCHOOLS							
Varsity Lakes	2	1209	133	88	0	1430	1287
Oak Hammock	2	1405	154	157	0	1716	1544
Harns Marsh	2	1357	0	232	0	1589	1430
Sub-Zone 2 Totals:		3971	287	477	0	4735	4261
Lehigh Acres	3	1177	264	138	0	1579	1421
Sub-Zone 3 Totals:		1177	264	138	0	1579	1421
MIDDLE ZONE TOTALS:		5148	551	615	0	6314	5682
K-8 SCHOOLS							
The Alva School	2	1104	0	0	0	1104	993
Veteran's Park	2	1898	0	0	0	1898	1708
Sub-Zone 2 Totals:		3002	0	0	0	3002	2701
K-8 ZONE TOTALS:		3002	0	0	0	3002	2701
HIGH SCHOOLS							
Dunbar	1	1866	0	0	0	1866	1773
Sub-Zone 1 Totals:		1866	0	0	0	1866	1773
Riverdale	2	2024	300	0	0	2324	2208
Lehigh	2	2546	0	0	0	2546	2419
Gateway	2	1475	0	525	0	2000	1900
Sub-Zone 2 Totals:		6045	300	525	0	6870	6527
East Lee County	3	2035	0	0	0	2035	1933
Sub-Zone 3 Totals:		2035	0	0	0	2035	1933
HIGH ZONE TOTALS:		9946	300	525	0	10771	10233

School Capacity in the West Zone

WEST ZONE							
FACILITY NAME	SUB-ZONE	PERMANENT STUDENT STATIONS	PORTABLES			TOTAL W/ PORTABLES	FISH CAPACITY
			REGULAR*	TEMPORARY*	FEDERAL*		
ELEMENTARY SCHOOLS							
J Colin English Elementary	1	584	0	36	36	656	656
Littleton Elementary	1	736	18	0	18	772	772
Sub-Zone 1 Totals:		1320	18	36	54	1428	1428
Tropic Isles Elementary	2	968	0	0	36	1004	1004
Caloosa Elementary	2	992	0	0	0	992	992
Diplomat Elementary	2	982	0	0	0	982	982
Hancock Creek Elementary	2	964	0	0	0	964	964
Hector A. Cafferata Jr. Elementary School	2	862	0	0	0	862	862
Sub-Zone 2 Totals:		4768	0	0	36	4804	4804
Cape Coral Elementary	3	838	0	0	0	838	838
Pelican Elementary	3	1287	0	0	0	1287	1287
Gulf Elementary	3	1230	0	0	0	1230	1230
Skyline Elementary	3	1282	0	0	18	1300	1300
Trafalgar Elementary	3	936	0	0	0	936	936
Patriot Elementary	3	984	0	0	0	984	984
Sub-Zone 3 Totals:		6557	0	0	18	6575	6575
ELEM. ZONE TOTALS:		12645	18	36	108	12807	12807

MIDDLE SCHOOLS							
Caloosa Middle	2	1159	0	0	0	1159	1043
Diplomat Middle	2	1094	0	0	0	1094	985
Mariner Middle	2	1294	0	0	0	1294	1165
Sub-Zone 2 Totals:		3547	0	0	0	3547	3193
Gulf Middle	3	1024	0	0	0	1024	922
Trafalgar Middle	3	1092	88	0	0	1180	1062
Challenger Middle	3	1366	0	0	0	1366	1229
Sub-Zone 3 Totals:		3482	88	0	0	3570	3213
MIDDLE ZONE TOTALS:		7029	88	0	0	7117	6406
K-8 SCHOOLS							
North Fort Myers Academy of the Arts	1	1367	0	0	0	1367	1230
Sub-Zone 1 Totals:		1367	0	0	0	1367	1230
K-8 ZONE TOTALS:		1367	0	0	0	1367	1230
HIGH SCHOOLS							
Island Coast High School	1	2059	0	0	0	2059	1956
Sub-Zone 1 Totals:		2059	0	0	0	2059	1956
North Fort Myers High School	2	1794	0	0	0	1794	1704
Mariner Senior High	2	1715	0	0	0	1715	1629
Sub-Zone 2 Totals:		3509	0	0	0	3509	3333
Cape Coral Senior High	3	1830	0	0	0	1830	1739
Ida S. Baker High School	3	1993	0	0	0	1993	1893
Sub-Zone 3 Totals:		3823	0	0	0	3823	3632
HIGH ZONE TOTALS:		9391	0	0	0	9391	8921

School Capacity in the South Zone

SOUTH ZONE							
FACILITY NAME	SUB-ZONE	PERMANENT STUDENT STATIONS	PORTABLES			TOTAL W/ PORTABLES	FISH CAPACITY
			REGULAR*	TEMPORARY*	FEDERAL*		
ELEMENTARY SCHOOLS							
Allen Park	1	1010	0	0	18	1028	1028
Edison Park	1	455	0	0	0	455	455
Franklin Park	1	579	0	0	36	615	615
Orangewood	1	606	18	0	18	642	642
Villas	1	842	0	0	36	878	878
Heights	1	1295	0	0	0	1295	1295
Tanglewood	1	764	0	0	0	764	764
Colonial	1	882	18	0	54	954	954
Ray V. Pottorf	1	864	0	0	0	864	864
Sub-Zone 1 Totals:		7297	36	0	162	7495	7495
San Carlos Park	2	982	0	0	0	982	982
Three Oaks	2	694	144	0	0	838	838
Rayma C. Page	2	846	0	0	0	846	846
Sub-Zone 2 Totals:		2522	144	0	0	2666	2666
Bonita Springs	3	396	72	0	18	486	486
Spring Creek	3	709	72	0	18	799	799
Pinewoods	3	980	18	0	18	1016	1016
Sub-Zone 3 Totals:		2085	162	0	54	2301	2301
ELEM. ZONE TOTALS:		11904	342	0	216	12462	12462

MIDDLE SCHOOLS							
Cypress Lake	1	978	0	0	0	978	880
Fort Myers	1	952	0	0	0	952	857
Paul Laurence Dunbar	1	1124	0	0	0	1124	1012
Sub-Zone 1 Totals:		3054	0	0	0	3054	2749
Three Oaks	2	1096	22	0	0	1118	1006
Lexington	2	1146	0	0	0	1146	1031
Sub-Zone 2 Totals:		2242	22	0	0	2264	2037
Bonita Springs	3	1012	0	0	0	1012	911
Sub-Zone 3 Totals:		1012	0	0	0	1012	911
MIDDLE ZONE TOTALS:		6308	22	0	0	6330	5697
HIGH SCHOOLS							
Fort Myers	1	1963	0	0	0	1963	1865
Cypress Lake	1	1690	0	0	0	1690	1606
Sub-Zone 1 Totals:		3653	0	0	0	3653	3471
South Fort Myers	2	2107	0	0	0	2107	2002
Sub-Zone 2 Totals:		2107	0	0	0	2107	2002
Estero	3	1719	0	0	0	1719	1633
Bonita Springs	3	1592	0	0	0	1592	1512
Sub-Zone 3 Totals:		3311	0	0	0	3311	3145
HIGH ZONE TOTALS:		9071	0	0	0	9071	8618

Gateway high school's 525 temporary portables are placed at Lehigh Senior High School for staging Gateway's incoming freshman class. The 2000 student stations referenced in the column "Total w/ Portables" reflects the total student stations in the school.