

BUILDING REPLACEMENT STUDY

SUGARLOAF SCHOOL

SUGARLOAF KEY, FLORIDA



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OEF FORM RCC-BRR





Office of Educational Facilities Florida Department of Education

Room Condition Change Building Replacement/Raze

District/Community College MONROE Contact: Douglas Pryor
Phone (305) 293-1400 x 53465

Facility/Campus Name SUGARLOAF SCHOOL Facility Number 10
Building Number(s) 9, 10, 11 Parcel/Site Number(s) 11

This Proposed Project will:

- ☐ Change the condition of permanent rooms from satisfactory to unsatisfactory (if yes, go to Section I and complete certification in Section III). (Not applicable to community colleges)
- ☐ Change the condition of permanent rooms from unsatisfactory to satisfactory (if yes, go to Section I and complete certification in Section III). (Not applicable to community colleges)
- ☒ Raze permanent building(s) (if yes, go to Section II and complete certification in Section III).
- ☒ Replace permanent building(s) (if yes, go to Section II and complete certification in Section III).

Major Capital Outlay Funding Source(s) – Original Building (Additions)

Unknown- most likely property tax

Major Capital Outlay Funding Source(s) – Replacement Building Sales Tax

This form is not required for razing a single, freestanding structure that is less than 750 NSF and is debt free, or multiple small structures on a single campus whose total area is less than 750 NSF and are debt free. This form must be completed for any structure 750 NSF or greater and any structure, regardless of size, that is not debt free.

A. DISTRICT/COMMUNITY COLLEGE CERTIFICATION

The district/community college must submit this certification document, completed and signed by the appropriate school officials, along with all required or necessary supporting documentation pertaining to the proposed project.

The MONROE COUNTY SCHOOL DISTRICT School Board/Community College Board hereby certifies that:

I. CONDITION CHANGE: (Not applicable to community colleges)

1. All room condition changes are consistent with State Requirements for Educational Facilities (SREF) standards and the Florida Fire Prevention Code (FFPC) requirements for the condition of space.

II. RAZE/REPLACE PERMANENT BUILDING(S):

1. All fund sources have been researched and no current indebtedness or outstanding debt exists for the building(s) that will be razed and/or replaced.
2. Funding Source(s):
 - a. Original Building: AD VALOREM
 - b. If Replaced: SALES TAX
3. Voters of the district have approved local bonding for the project: Yes/No
 - a. Date of voter approval: NA
4. Imminent danger exists for the building(s) that will be razed and/or replaced.

III. CERTIFICATION SIGNATURES:


Exec Director of Operations & Planning

August 27, 2019

Date



Superintendent/President

August 27, 2019

Date



Board Chair

August 27, 2019

Date

NOTE: Certification is required by the Superintendent and Director of Facilities Planning for room condition changes. Certification is required by the Superintendent/President and Board Chair to raze or replace permanent buildings.

Submit signed form and supporting documents to:

Office of Educational Facilities, Room 1054

Florida Department of Education

325 West Gaines Street

Procedures and Processes Instructions:

B. CONDITION CHANGE (Not applicable to community colleges)

1. **RATIONALE (provide the following information, as appropriate, to justify changing the condition of spaces):**
 - i. In order to change the space condition from satisfactory to unsatisfactory the district must certify that the space is no longer physically safe or suitable for occupancy:
 1. Unsatisfactory space is typically designated as such due to compromising effects on the structural integrity, safety, or excessive physical deterioration of a building.
 2. Typically, space condition should be the same, either satisfactory or unsatisfactory, for all rooms in a permanent building.
 3. Space that has been determined to be unsatisfactory should not be occupied.
 4. Application of a facility replacement formula, such as the Castaldi generalized formula for modernization or other similar facilities study, does not necessarily mean that the condition of the identified spaces is unsatisfactory. The condition code cannot be changed simply due to the results of a planned replacement unless the integrity of the space meets the criteria identified to classify the space as unsatisfactory.
 - ii. In order to change the space condition from unsatisfactory to satisfactory the district must certify that the space has been successfully reconditioned to meet all applicable regulations regarding occupancy requirements.
2. **OEF Review:**
 - i. Site visit by OEF staff, when necessary.
 - ii. Concur with district rationale, data, and analyses:
 1. Building(s) approved as unsatisfactory; OEF will make the room condition code changes in FISH.
 2. Building(s) approved as satisfactory; OEF will make the room condition code changes in FISH.
 - iii. Disagree with district rationale, data, and analyses:

1. **Building(s) not approved as unsatisfactory.**
2. **Building(s) not approved as satisfactory.**
3. **OEF Notify District of Findings and Decision:**
 - i. **OEF staff will analyze the district's data along with all supporting documentation, coordinate any further reviews with the district, make a final decision regarding the proposed room condition changes, and provide a timely response either approving or disapproving the proposed room condition changes.**

C. RAZE/REPLACE PERMANENT BUILDING(S)

1. ***RATIONALE (provide the following information, as appropriate, to justify razing/replacing permanent buildings):***
 - i. ***Detailed explanation of need for the proposed project and the expected benefit to the district/community college.***

In 1997, Monroe School District built a replacement school for Sugarloaf School. The original buildings that occupied the footprint of the new buildings were demolished, but the other buildings remain. In 2007, FLDOE concurred with the district that it would be more economical to replace vs. rehabilitate Buildings 6, 7, & 8, which were built in 1968. This study is an analysis of buildings 9-11, which were built in 1986-87. These buildings are in poor condition and are no longer in use by the district. The district would like to raze the buildings in order to clear the site so that the land may be utilized for other purposes.

The buildings were built in 1986-87, prior to current building codes and wind speed standards. In late October 2005, during Hurricane Wilma, nearly 7' of storm surge washed over US1, swamping the older buildings. Building 9 at 8.53', Building 10 at 8.53', and Building 11 at 9.52' elevations were flooded. Cleanup and repairs were completed, only to experience nearly 4' of flooding in 2017 during Hurricane Irma. The buildings were then taken out of use. The most recent flood maps designate this site as AE11, requiring that new construction must be at least 12' above sea level. In addition to the elevation requirement, the 2010 Building Code has been implemented which requires design to wind loads of 190 mph.

As the District has evaluated future uses for these remaining buildings, it is evident that pouring more dollars into these buildings is poor stewardship. There are no reasonable modifications that would allow the building structures to be improved to match the new code requirements, or to eliminate future flooding. While the codes do not require that the buildings be upgraded, it is estimated that the improvements to the existing buildings would exceed 50% of the replacement costs.

The District does not find that it is prudent to invest in buildings that will not provide optimal educational adequacy and that will be vulnerable to major storm damage.

ii. General scope of the proposed project.

The cleared site will allow for possibilities for the future development of the site. Various studies have proposed that it may be utilized for ancillary, Pre-K/K, and perhaps affordable housing for employees. Any of these uses would require that these buildings be razed for the site to be developed to minimize the possibility of flooding during storms and include appropriate onsite water retention.

iii. Building age and year of construction.

Building 9 – 33 years (1986), 10- 33 years (1986), 11-32 years (1987) in the projected year of demolition, 2019.

iv. Existing capacity of building(s), include the number of student stations, classrooms, and other instructional spaces.

See attached Room Inventory Report.

v. Current number of students housed and the projected number of students to be housed in the affected building(s).

There are currently no students being housed in the existing buildings. They were taken out of use after Hurricane Irma.

vi. Current educational plant survey recommendations and capacity.

There are no recommendations for these buildings in the survey.

vii. What alternatives have been considered besides razing/replacement and why are the alternatives not feasible?

The alternative to razing/replacing the buildings would be to remodel these buildings, re-roof, upgrade HVAC, and update all systems. Site issues would be difficult to remediate, and the buildings would still be vulnerable to flooding.

viii. School board/community college board approval of the concept of razing/replacing permanent buildings.

See enclosed document:

Office of Educational Facilities

Florida Department of Education

OEF Form RCC-BRR – March 2008

ix. Building condition/engineer study (optional).

NA

x. Impact if the proposed project is not approved.

If Castaldi is not approved, the buildings would continue to degrade, occupying space on the site that can be better utilized. Alternatively, money would need to be invested to upgrade systems in a building that is vulnerable to storms and in general, past their useful life.

- xi. ***Other relevant data; identify any major systems (include date, if applicable) that have been replaced or upgraded, e.g., electrical, HVAC, fire alarm, roof, plumbing, drainage, etc. Provide a general scope of work for any previous remodeling, renovation, and addition, and year completed.***

No money has been invested in these buildings since their most recent flooding in 2017.

C. COST ANALYSIS (Building by Building):

- i. ***Castaldi Analysis (or other cost analysis formula to support the proposed project).***

See attached Castaldi analysis.

Photos of buildings included

- ii. ***The following five questions must be addressed:***

1. ***How many years will modernization extend the useful life of the modernized building(s)?***

32-33, or until a major hurricane. There is no reasonable way to ensure that these buildings will not flood again, and costs are not included for mitigating flood potential.

2. ***Does the existing building(s) lend itself to improvement, alteration, remodeling, and expansion? If no, explain why not.***

No. Costs do not justify improvement, alteration, remodel, or expansion. New buildings would be required to be built above the last FEMA floodplain level.

3. ***Explain how a modernized and a replacement building(s) fits into a well-conceived long-range plan of the district/community college?***

Razing these buildings to create new opportunities for developing this site, rather than investment in a vulnerable infrastructure, will meet the strategic objective of distributing "all resources in an efficient, equitable and transparent manner with a

“student-first” focus, and provide infrastructure and facilities that are safe, accessible and promote learning for all students.”

4. ***What is the percentage derived by dividing the cost for modernization by the cost for a replacement building?***

See Castaldi Analysis

5. ***A committee of district officials and independent citizens from outside the school attendance zone has determined that the replacement of the building(s) is financially justified and no other alternative is feasible? (Not applicable to community colleges)***

Yes

- iii. ***Detailed scope of work for modernization of the existing building(s).***

Previously explained

- iv. ***FISH building plan and/or schematic drawings of the existing building with FISH room numbers.***

See attached floor plans

CASTALDI CALCULATIONS



SUGARLOAF BUILDING 9

Building #	9	12,593 gsf (Inventory)	Cost/GSF (New):	\$209 *
			Remodeling (1/2 new):	\$104
			Renovation (1/3 new):	\$70

* DOE Reported
HOB per GSF
+ 9 years of
escalation @
3%

Age of building 33 years
Lr = Expected useful life of school: 65 years
Lm = remaining useful life- (Expected useful life minus age of building)

32

SURVEY RECOMMENDATIONS:

Ce= Cost of educational improvements	GSF	Cost/SF	Total Cost
Renovate	12,593	\$69.59	\$876,320
Re-roof	12,593	\$12.00	\$151,116
			\$1,027,436

Ch= Cost for improvements in heathfulness (included in remodeling costs)

Cs= Cost for improvements in safety (included in remodeling costs)

		\$0
Subtotal		\$0

Ia= Index of adequacy of a modernized building compared to a new building (State of Florida allows .75)

R= replacement of existing + expansion

Cost of Replacement:	X \$208.763709412679		\$2,628,961
		R=	\$2,628,961

Oc= other estimated hidden costs or project costs associated with remodeling/renovation projects 34.5% of project (included in remodeling costs)

Castaldi Generalized Formula for School Modernization

IF: $\frac{(Ce + Ch + Cs) \times (1 + Oc)}{(Lm) \times (Ia)} < \frac{R}{Lr}$ Then building should be modernized; else building should be replaced

Remodeling	Replacement		
$\frac{(\$1027436.46421129 + \$0) \times 1.345}{(65-33) \times .75}$	$< \frac{\$2,628,961}{65}$	\$ 57,579	> \$40,446

Therefore: Building #9 should be replaced

Minimum Cost for Calstaldi to Work(Quick check)

\$808,911 (If remodeling/renovation improvements = this number, replacement will be justified)

Actual Estimated Cost for Required Improvements

\$ 1,027,436

Building # 10	4,135 gsf (Inventory)	Cost/GSF (New):	\$209 *
		Remodeling (1/2 new):	\$104
		Renovation (1/3 new):	\$70

* DOE Reported
HOB per GSF +
9 years of
escalation @
3%

Age of building 33 years
 Lr = Expected useful life of school: 65 years
 Lm = remaining useful life- (Expected useful life minus age of building) 32

SURVEY RECOMMENDATIONS:

Ce= Cost of educational improvements	GSF	Cost/SF	Total Cost
Renovation	4,135	\$69.59	\$287,746
Re-roof	4,135	\$12.00	\$49,620
			\$337,366

Ch= Cost for improvements in healthfulness (included in remodeling costs)

Cs= Cost for improvements in safety (not included in remodeling costs)

Subtotal			\$0

Ia= Index of adequacy of a modernized building compared to a new building (State of Florida allows .75)

R= replacement of existing + expansion

Cost of Replacement:	X \$208.763709412679		\$863,238
		R=	\$863,238

Oc= other estimated hidden costs or project costs associated with remodeling/renovation projects 34.5% of project (included in remodeling costs)

Castaldi Generalized Formula for School Modernization

IF: $\frac{(Ce + Ch + Cs) \times (1 + Oc)}{(Lm) \times (Ia)} < \frac{R}{Lr}$	Then building should be modernized; else building should be replaced
--	--

Remodeling $\frac{(\$337365.979473809 + \$0) \times 1.345}{(65-33) \times .75}$	<	Replacement $\frac{\$863,238}{65}$	\$	18,907	>	\$13,281
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Therefore: Building #10 should be replaced

Minimum Cost for Castaldi to Work(Quick check)	\$265,612	(If remodeling/renovation improvements = this number, replacement will be justified)
Actual Estimated Cost for Required Improvements	\$ 337,366	

Building # 11	4,263 gsf (Inventory)	Cost/GSF (New): \$209 *	
		Remodeling (1/2 new): \$104	
		Renovation (1/3 new): \$70	

* DOE Reported
HOB per GSF +
9 years of
escalation @
3%

Age of building 32 years
 Lr = Expected useful life of school: 65 years
 Lm = remaining useful life- (Expected useful life minus age of building) 33

SURVEY RECOMMENDATIONS:

Ce= Cost of educational improvements	GSF	Cost/SF	Total Cost
Renovation	4,263	\$69.59	\$296,653
Re-roof	4,263	\$12.00	\$51,156
			\$347,809

Ch= Cost for improvements in healthfulness (included in remodeling costs)

Cs= Cost for improvements in safety (not included in remodeling costs)

Subtotal			\$0

Ia= Index of adequacy of a modernized building compared to a new building (State of Florida allows .75)

R= replacement of existing + expansion

Cost of Replacement:	X \$208.763709412679		\$889,960
		R=	\$889,960

Oc= other estimated hidden costs or project costs associated with remodeling/renovation projects 34.5% of project (included in remodeling costs)

Castaldi Generalized Formula for School Modernization

IF: $\frac{(Ce + Ch + Cs) \times (1 + Oc)}{(Lm) \times (Ia)} < \frac{R}{Lr}$	Then building should be modernized; else building should be replaced
$\frac{\text{Remodeling } (\$347,809.231075417 + \$0) \times 1.345}{(65-32) \times .75}$	$< \frac{\text{Replacement } \$889,960}{65}$
	\$ 18,901 > \$13,692

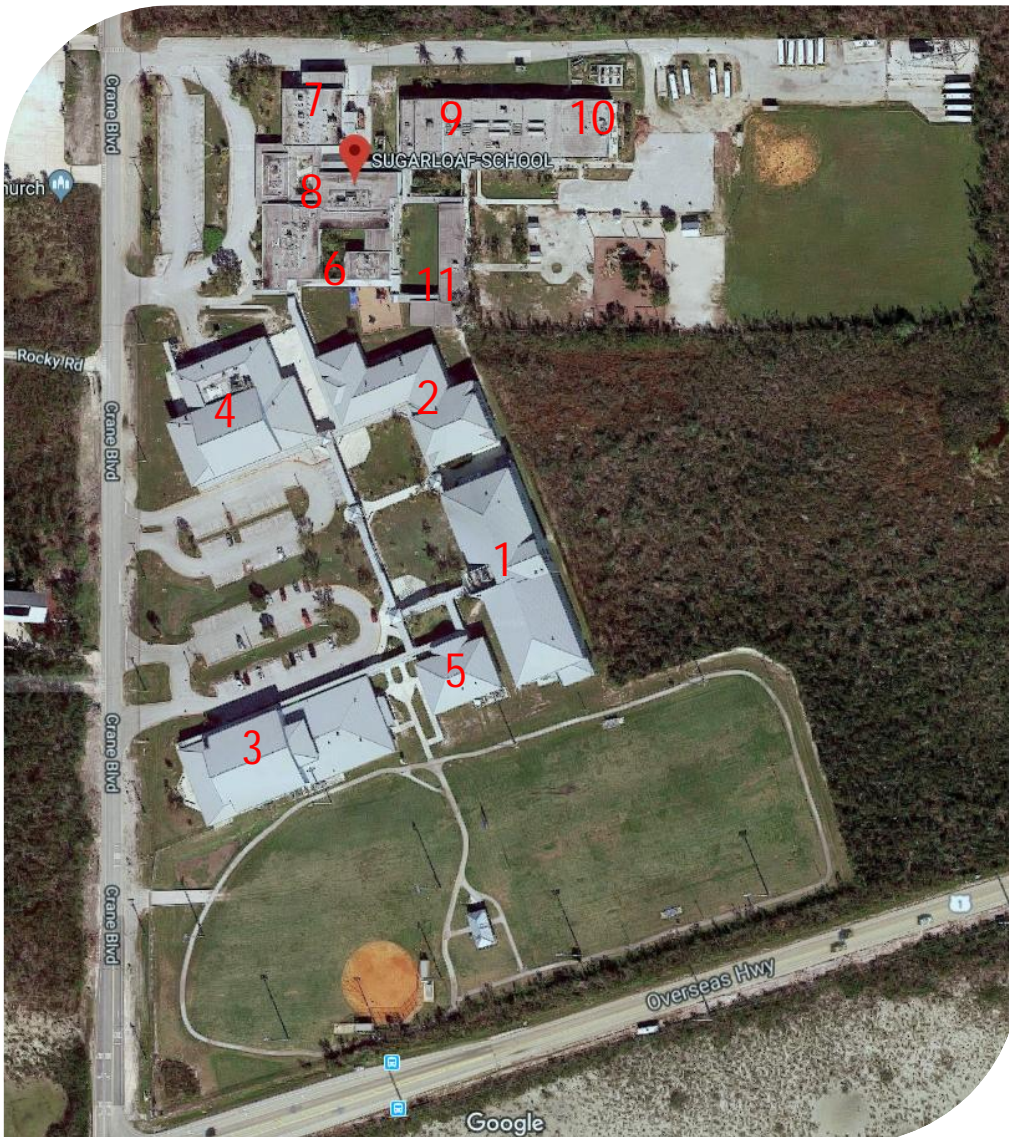
Therefore: Building #11 should be replaced

Minimum Cost for Castaldi to Work(Quick check)	\$282,391	(If remodeling/renovation improvements = this number, replacement will be justified)
Actual Estimated Cost for Required Improvements	\$ 347,809	

PHOTOS



Sugarloaf School Site Aerial



Sugarloaf School Site Aerial



Sugarloaf School Building 9



West Elevation



South Elevation



West Elevation



East Elevation



West Elevation



Flashing



Debris from failing ceiling



Termite and Flooding Damage



Flooring Issues from Flooding



Ceiling showing evidence of leaking



Damage from flooding



Evidence of termite damage



Ceiling Damage from Leaks



Antiquated casework and moisture intrusion behind white boards



Hallway Damage



Ceilings missing due to water damage



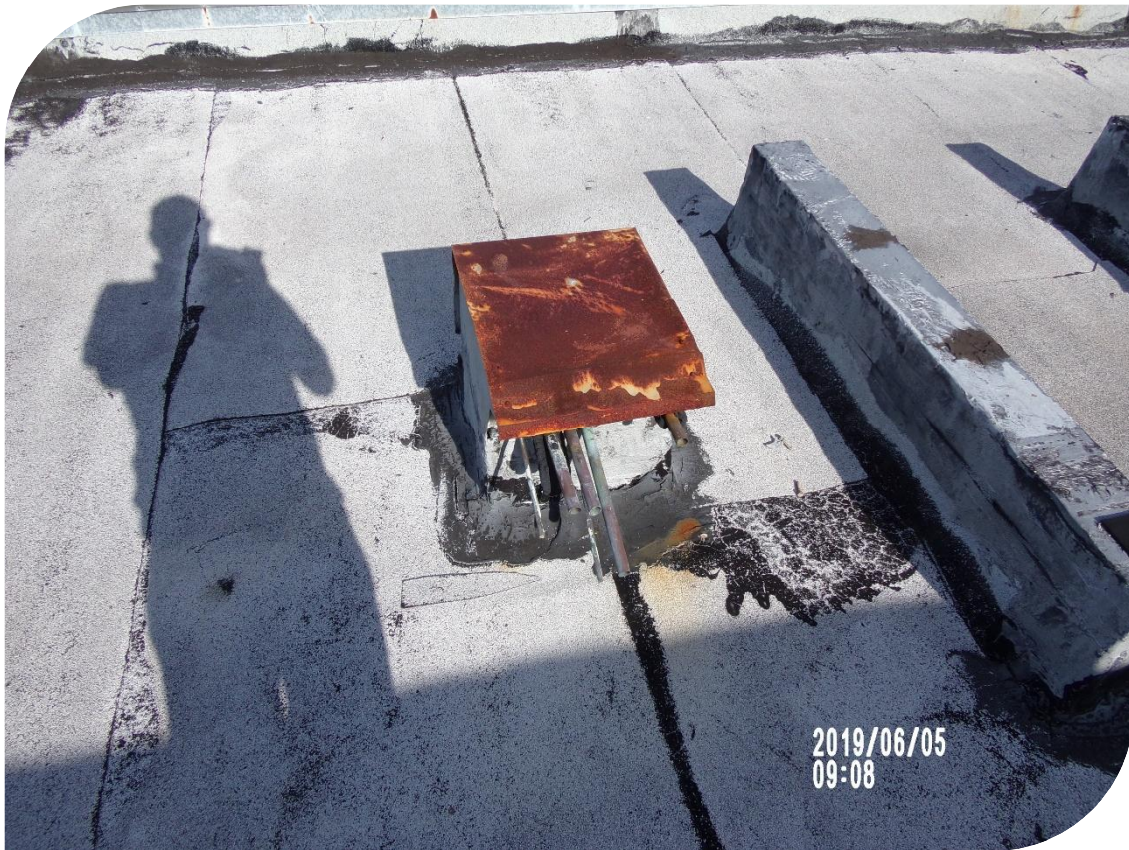
Compromised flashing



Damage to non-rated storm shutters



Soffit damage



Roof in need of replacement



Rooftop equipment obsolete



Roof & flashing deteriorated



Roof replacement needed



Many vulnerable roof penetrations





Aging equipment



Flashing loose



Non-rated storefront entries



Moisture causing peeling paint

Sugarloaf School Building 10



North Elevation



West Elevation



East Elevation



Flashing



Cracks in slab



Cracked concrete and degenerating wooden jambs



Foundations crumbling



Roof penetrations



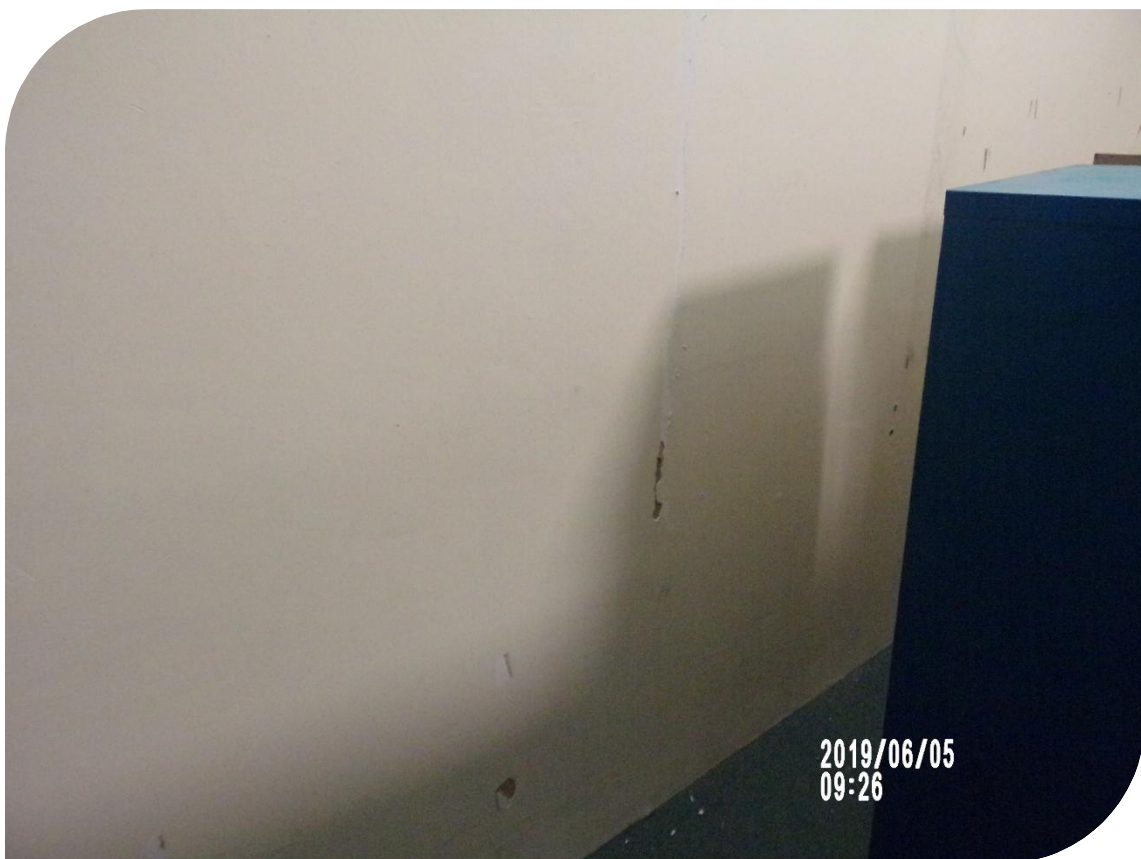
Termites and moisture decay



Disrepair of unoccupied buildings



Moisture under tiles



Wall moisture intrusion



General interior condition



Moisture through roof damaging equipment

Sugarloaf School Building 11



East Elevation



Southeast
Elevation



Ground around foundation washed away



Ground around foundation washed away



Ground around foundation washed away



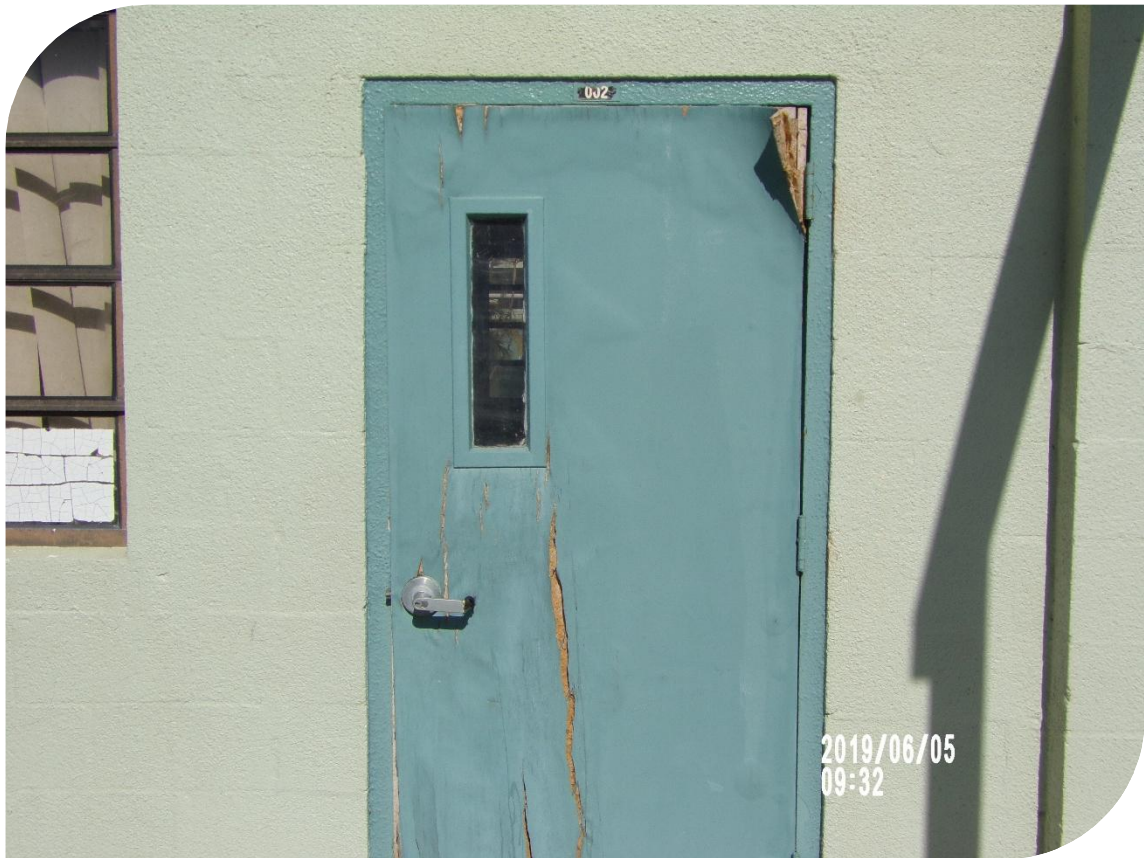
Sidewalk detached from foundation



Crumbling concrete



Wood doors with water damage



Deteriorated wood doors



Obsolete rooftop equipment



Canopy Damage



Moisture intrusion at base



Moisture intrusion at base







Evidence of leaking roof



Evidence of leaking roof



Non-rated windows with gaps that allow air intrusion

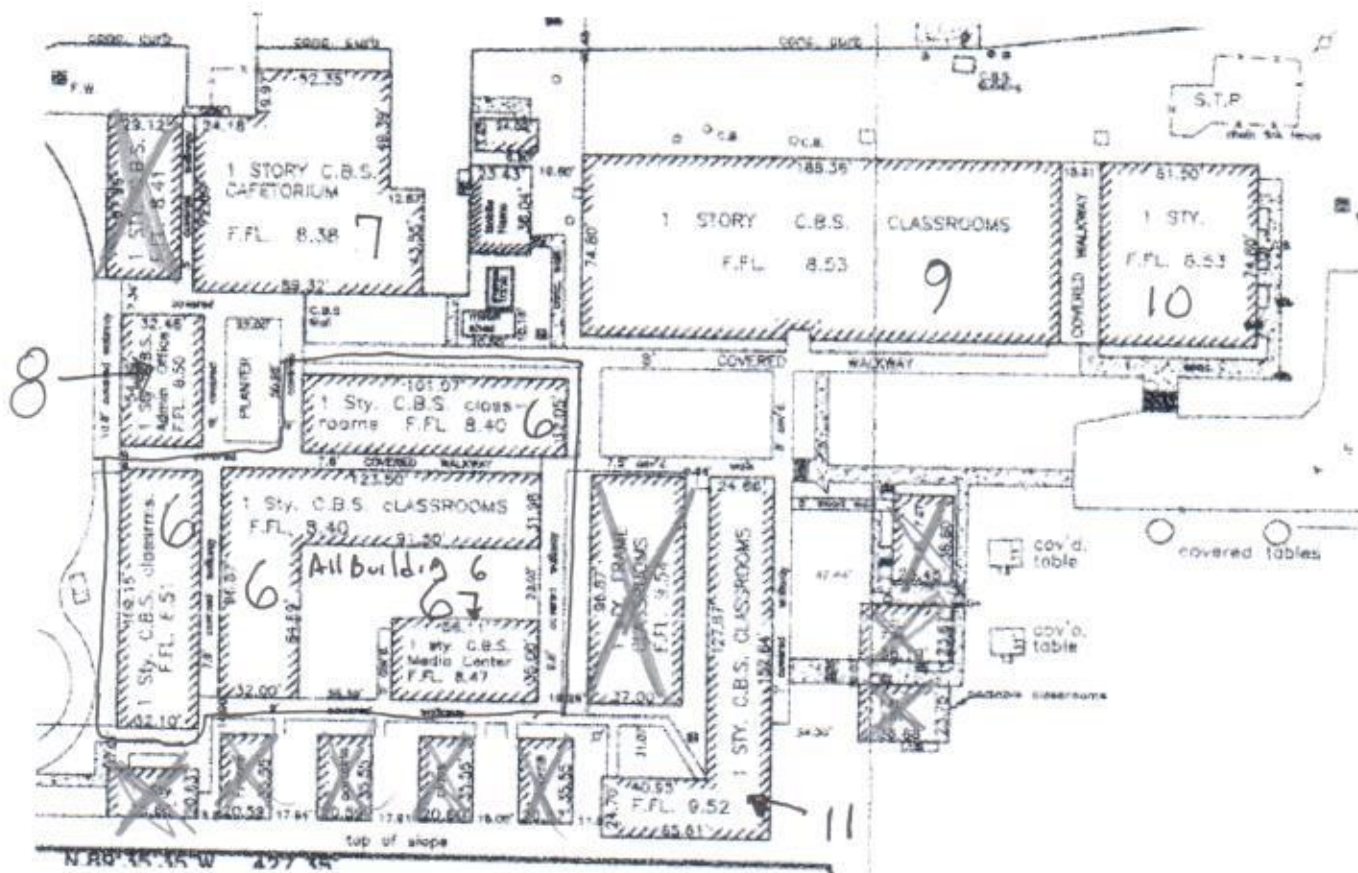


Moisture Intrusion





Wood doors with water damage



All portables are gone "X"

Richard Grupenhoff

EE&G

305-970-8609 cell

From: Richard Grupenhoff

Sent: Monday, August 10, 2015 10:12 AM

To: 'Jeff Barrow'

Subject: RE: Sugarloaf ES FIGURES?

Any figs?

Richard Grupenhoff

EE&G

305-970-8609 cell

From: Jeff Barrow [mailto:Jeff.Barrow@KeysSchools.com]

Sent: Monday, August 10, 2015 9:53 AM

To: Richard Grupenhoff

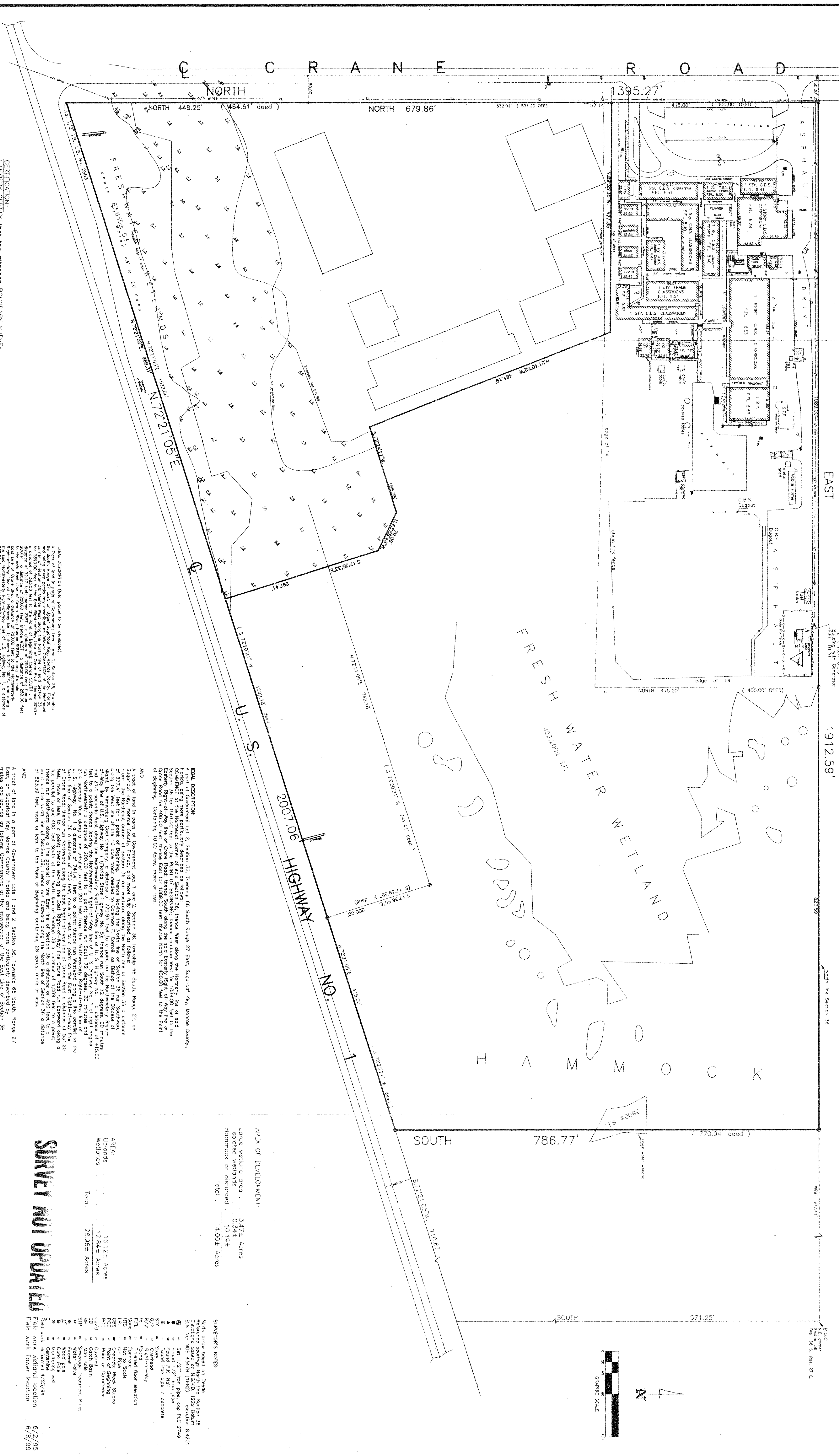
Cc: Dan Martin; Bob Miro; David C. Soto; Sean Nemser; Jacob Pennell

Subject: RE: Sugarloaf ES FIGURES?

Here is sugarloaf complete. Building 6 starts on sheet 6.

Jeff

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL



166 South Street, 27 State, in Upper Saddle River, and 2 State, 35, Madison Avenue, 100, in New York City. The first two are in the same block, the corner of Madison and 27 State, and the third one is on the corner of Madison and 100 State. The first two are in the same block, the corner of Madison and 27 State, and the third one is on the corner of Madison and 100 State. The first two are in the same block, the corner of Madison and 27 State, and the third one is on the corner of Madison and 100 State.

[illegible]

Total 14.00± Acres

SURVEYOR'S NOTES

Reference bearings north line, section 36
Elevations based on N.G.V.D. 1929 Datum
B.M. No: NOS 4537H (1982) elevation 8.4

SWIFT IN UPALE

Field work	wetland location	6/2/95
Field work	Tower location	6/8/99

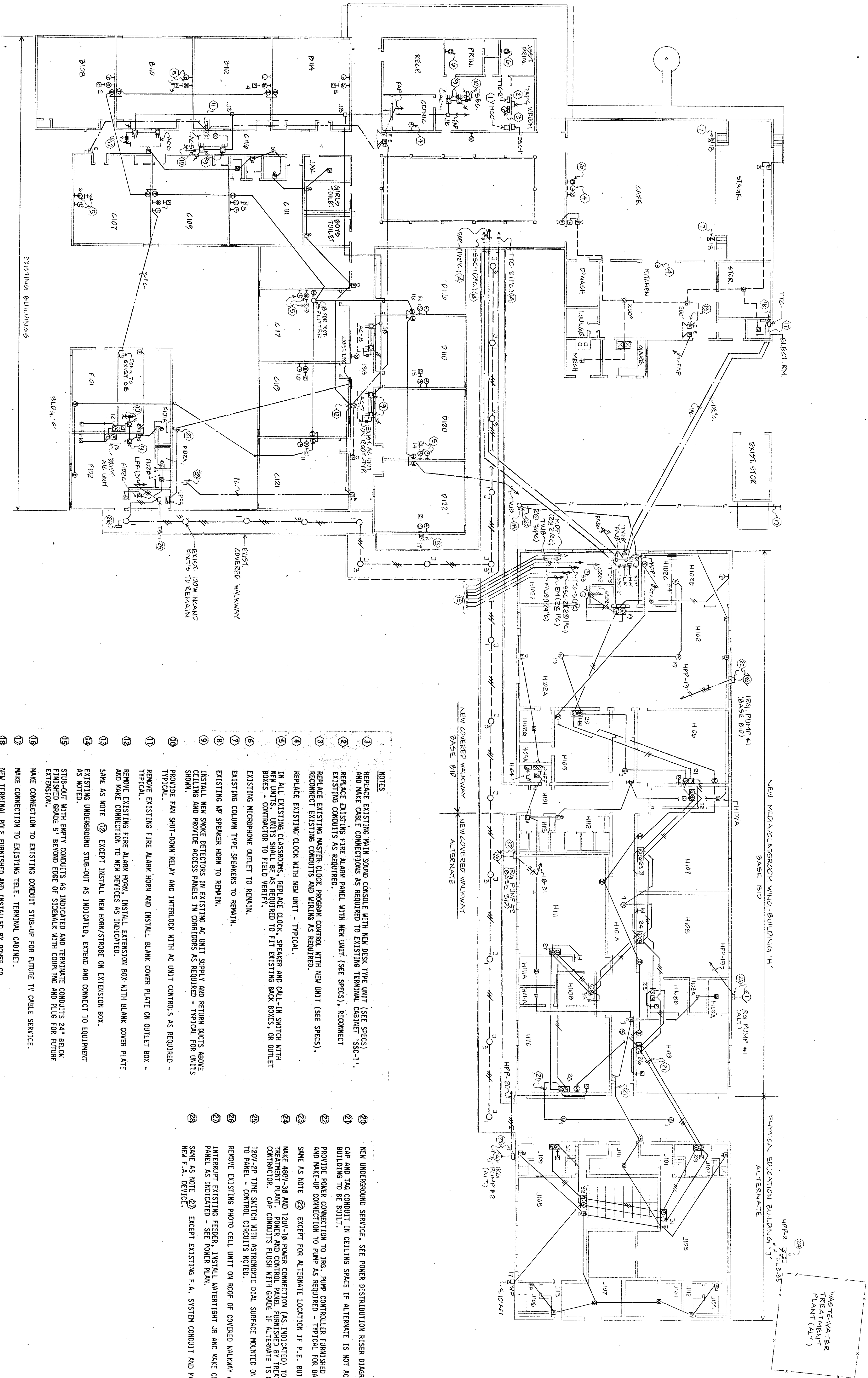
6/9/93, 1st Location Approx. 100' of new bridge 145' ASL		Dm. No.:	
MONTGOMERY COUNTY SCHOOL BOARD SINGAPORE ELEMENTARY SCHOOL		99-321	
BOUNDARY & TOPOGRAPHICAL SURVEY		Dm. By: F.H.H.	
Scale: 1" = 80'		Flood Eas. 11'	
Date: 8/11/93		Flood Zone: AE	
94' 10'-11' 109-55 109-54			
REVISIONS AND/OR ADDITIONS 8/13/94, station points located and plotted			

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

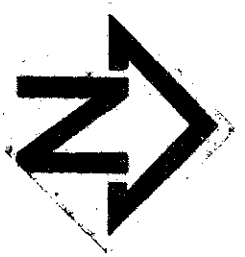
PLANNER SURVEYOR

- GENERAL NOTES:**
1. ALL FIRE ALARM AND SOUND SYSTEM WIRING SHALL BE RUN IN CONDUIT. CONDUITS SHALL BE SIZED IN ACCORDANCE WITH NEC FOR NUMBER AND TYPES OF CONDUCTORS REQUIRED.
 2. TV SYSTEM SHALL CONSIST OF SINGLE GANG OUTLET BOXES WITH BLANK COVER PLATES AND 3/4" EMPTY CONDUIT WITH PULL WIRE, UNLESS OTHERWISE NOTED.
 3. FIRE ALARM SYSTEM WIRING SHOWN IS DIAGNOSTIC. CONTRACTOR SHALL SUBMIT RISER DIAGRAM SHOP DRAWING SHOWING POINT-TO-POINT CONNECTIONS, NUMBER AND TYPE OF CONDUCTORS.
 4. INTERCOMMUNICATION SYSTEM WIRING SHOWN IS DIAGNOSTIC. CONTRACTOR SHALL SUBMIT RISER DIAGRAM SHOP DRAWING SHOWING POINT-TO-POINT CONNECTIONS, NUMBER AND TYPE OF CONDUCTORS.
 5. ALL EXISTING FIRE ALARM SYSTEM CONDUITS SHOWN ARE 1" IN SIZE ACCORDING TO ORIGINAL DESIGN DRAWINGS, UNLESS OTHERWISE NOTED. REPLACE WIRING AS REQUIRED FOR NEW SYSTEM AS INDICATED.
 6. NEW CONDUITS INSTALLED IN EXISTING BUILDINGS SHALL BE RUN CONCEALED ABOVE ACCESSIBLE CEILINGS IN CLASSROOMS, UNLESS OTHERWISE INDICATED.
 7. PROVIDE ACCESS PANELS IN PLASTER CEILING OF CORRIDORS WHERE NEW DUCT TYPE SMOKE DETECTORS ARE INDICATED FOR EXISTING AC UNITS.
 8. CLOCK WIRING (S. 472) IN EXISTING BUILDINGS ARE RUN IN SAME RACEWAY SYSTEM WITH SOUND SYSTEM WIRING. CONTRACTOR TO OBTAIN ORIGINAL DESIGN DRAWINGS, AND SHALL REMAIN UNLESS FOUND TO BE FAULTY.

FIRE ALARM ZONE SCHEDULE	
ZONE 1:	EXISTING BUILDINGS "B", "C", "D", AND ADMINISTRATION.
ZONE 2:	EXISTING CAFETERIA AND KITCHEN.
ZONE 3:	EXISTING BUILDING "F".
ZONE 4:	EXISTING "AC-4".
ZONE 5:	EXISTING "AC-5".
ZONE 6:	EXISTING "AC-6".
ZONE 7:	EXISTING "AC-7".
ZONE 8:	EXISTING "AC-8".
ZONE 9:	NEW BUILDING "H" AND "J".



OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"



- NOTES:**
1. REPLACE EXISTING MAIN SOUND CONSOLE WITH NEW DESK TYPE UNIT (SEE SPECS) AND MAKE CABLE CONNECTIONS AS REQUIRED TO EXISTING TERMINAL CABINET "SS-1".
 2. REPLACE EXISTING FIRE ALARM PANEL WITH NEW UNIT (SEE SPECS), RECONNECT EXISTING CONDUITS AS REQUIRED.
 3. REPLACE EXISTING MASTER CLOCK PROGRAM CONTROL WITH NEW UNIT (SEE SPECS), RECONNECT EXISTING CONDUITS AND WIRING AS REQUIRED.
 4. REPLACE EXISTING CLOCK WITH NEW UNIT - TYPICAL.
 5. IN ALL EXISTING CLASSROOMS, REPLACE EXISTING SPEAKER AND CALL-IN SWITCH WITH NEW UNITS. UNITS SHALL BE AS REQUIRED TO FIT EXISTING BNC BOXES, OR OUTLET BOXES - CONTRACTOR TO FIELD VERIFY.
 6. EXISTING MICROPHONE OUTLET TO REMAIN.
 7. EXISTING COLUMN TYPE SPEAKERS TO REMAIN.
 8. EXISTING UP SPEAKER HORN TO REMAIN.
 9. INSTALL NEW SMOKE DETECTORS IN EXISTING AC UNIT SUPPLY AND RETURN DUCTS ABOVE CEILING AND PROVIDE ACCESS PANELS IN CORRIDORS AS REQUIRED - TYPICAL FOR UNITS SHOWN.
 10. PROVIDE FAN SHUT-DOWN RELAY AND INTERLOCK WITH AC UNIT CONTROLS AS REQUIRED - TYPICAL.
 11. REMOVE EXISTING FIRE ALARM HORN AND INSTALL BLANK COVER PLATE ON OUTLET BOX - TYPICAL.
 12. REMOVE EXISTING FIRE ALARM HORN, INSTALL EXTENSION BOX WITH BLANK COVER PLATE AND MAKE CONNECTION TO NEW DEVICES AS INDICATED.
 13. SAME AS NOTE 12 EXCEPT INSTALL NEW HORN/STROBE ON EXTENSION BOX.
 14. EXISTING UNDERGROUND STUB-OUT AS INDICATED, EXTEND AND CONNECT TO EQUIPMENT AS NOTED.
 15. STUB-OUT WITH EMPTY CONDUITS AS INDICATED AND TERMINATE CONDUITS 24" BELOW FINISHED GRADE 5' BEYOND EDGE OF SIDEWALK WITH COUPLING AND PLUG FOR FUTURE EXTENSION.
 16. MAKE CONNECTION TO EXISTING CONDUIT STUB-UP FOR FUTURE TV CABLE SERVICE.
 17. MAKE CONNECTION TO EXISTING TELE. TERMINAL CABINET.
 18. NEW TERMINAL POLE FURNISHED AND INSTALLED BY POWER CO.
 19. NEW OVERHEAD POWER LINES FURNISHED AND INSTALLED BY POWER CO.

- NOTES:**
20. NEW UNDERGROUND SERVICE, SEE POWER DISTRIBUTION RISER DIAGRAM.
 21. CAP AND TAG CONDUIT IN CEILING SPACE IF ALTERNATE IS NOT ACCEPTED FOR P.E. BUILDING TO BE BUILT.
 22. PROVIDE POWER CONNECTION TO 186. PUMP CONTROLLER FURNISHED BY THE CONTRACTOR AND MAKE-UP CONNECTION TO PUMP AS REQUIRED - TYPICAL FOR BASE BID LOCATION.
 23. SAME AS NOTE 22 EXCEPT FOR ALTERNATE LOCATION IF P.E. BUILDING IS BUILT.
 24. MAKE 480V-3P AND 120V-1P POWER CONNECTION (AS INDICATED) TO WASTEWATER TREATMENT PLANT. POWER AND CONTROL PANEL FURNISHED BY TREATMENT PLANT CONTRACTOR. CAP CONDUITS FISH WITH GRADE IF ALTERNATE IS NOT ACCEPTED.
 25. 120V-2P TIME SWITCH WITH ASTROMONIC DIAL SURFACE MOUNTED ON WALL ADJACENT TO PANEL - CONTROL CIRCUITS NOTED.
 26. REMOVE EXISTING PHOTO CELL UNIT ON ROOF OF COVERED WALKWAY AND CAP CONDUIT.
 27. INTERRUPT EXISTING FEEDER, INSTALL WATERTIGHT JB AND MAKE CONNECTION TO NEW PANEL AS INDICATED - SEE POWER PLAN.
 28. SAME AS NOTE 27 EXCEPT EXISTING F.A. SYSTEM CONDUIT AND MAKE CONN. TO NEW F.A. DEVICE.

ADDITIONS AND ALTERATIONS
TO
SUGARLOAF ELEMENTARY SCHOOL
FOR THE
DISTRICT SCHOOL BOARD OF MONROE COUNTY
MONROE COUNTY FLORIDA

COMM: T-84074
DRAWN: MS
DEPT HEAD: AS
PROJ. MGR: GC



WATSON AND COMPANY
ARCHITECTS ENGINEERS PLANNERS
TAMPA ORLANDO FORT MYERS

AS-BUILT 6/23/84
J. M. L.



FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

ORGANIZATION: 44-MONROE COUNTY SCHOOL DISTRICT

FACILITY: SUGARLOAF SCHOOL

FACILITY USE: ALL

DISTRICT: 44 MONROE COUNTY SCHOOL DISTRICT



FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

FACILITY: 10-A SUGARLOAF SCHOOL

Primary Use: COMBINATION

Grades Housed: PK - 08

DOE Validation Date:

Capital Outlay Classification: SCHOOL RECOMMENDED FOR CONTINUED USE

MASTER SCHOOL ID

MSID	Name	Status
201	SUGARLOAF SCHOOL	Default
391	BIG PINE ACADEMY	Inactive

CAPITAL OUTLAY FTE

Year: 2017 / 2018							
PK: 5.08	01: 45.00	03: 54.50	05: 65.50	07: 66.50	09: 0.00	11: 0.00	PK-12: 543.58
KG: 56.00	02: 52.50	04: 58.50	06: 69.50	08: 70.50	10: 0.00	12: 0.00	Adult: 0.00
							Total: 543.58

SCHOOL CAPACITY

SCHOOL CAPACITY	YEAR ROUND CAPACITY	UTILIZATION FACTOR	PRIMARY USE
1,130	1,356	0.90	COMBINATION

PARCEL: 11

RT 2 CRANE ROAD

SUGARLOAF KEY, FL 33042



FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 44 MONROE COUNTY SCHOOL DISTRICT

FACILITY: 10-A SUGARLOAF SCHOOL

BUILDING: 9 - Building Number 00009

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: LOCAL ZONE
Use: VACANT	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1986	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: ZONE HOT AIR
Year Modified:	Educational TV: CLOSED CIRCUIT	Heat Capacity: ADEQUATE
Average Age NSF: 1986	Intercom: TWO WAY COMPLETE	Walls: COMBINATION OF 1-5
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: CONCRETE
Stories: 1		Corridor: DOUBLE INSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
101	1160	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	1986	SATISFACTORY	9	11	10
102	2553	10	PRIMARY SKILLS LAB (K-3)	0	01	COMPOSITION TILE	1986	SATISFACTORY	9	11	10
102B	555	40	RESOURCE ROOM	0	01	COMPOSITION TILE	1986	SATISFACTORY	9	11	10
102D	105	314	ITINERANT OFFICE	0	01	COMPOSITION TILE	1986	SATISFACTORY	9	11	10
102E	56	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1986	SATISFACTORY	9	11	10
102F	516	40	RESOURCE ROOM	0	01	COMPOSITION TILE	1986	SATISFACTORY	9	11	10
102G	111	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1986	SATISFACTORY	9	11	10
103	43	703	ELECTRICAL ROOM	0	01	CONCRETE	1986	SATISFACTORY	9	11	10
104	65	331	CUSTODIAL SERVICE CLOSET	0	01	CONCRETE	1986	SATISFACTORY	9	11	10
105	520	40	RESOURCE ROOM	0	01	COMPOSITION TILE	1986	SATISFACTORY	9	11	10
105A	76	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1986	SATISFACTORY	9	11	10



FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 44 MONROE COUNTY SCHOOL DISTRICT

FACILITY: 10-A SUGARLOAF SCHOOL

BUILDING: 9 - Building Number 00009

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
106	818	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	COMPOSITION TILE	1986	SATISFACTORY	9	11	10
107	900	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	COMPOSITION TILE	1986	SATISFACTORY	9	11	10
107A	75	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1986	SATISFACTORY	9	11	10
107B	105	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1986	SATISFACTORY	9	11	10
108	900	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	COMPOSITION TILE	1986	SATISFACTORY	9	11	10
108A	77	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1986	SATISFACTORY	9	11	10
108B	155	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1986	SATISFACTORY	9	11	10
109	900	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	COMPOSITION TILE	1986	SATISFACTORY	9	11	10
109A	77	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1986	SATISFACTORY	9	11	10
110	966	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	COMPOSITION TILE	1986	SATISFACTORY	9	11	10
110A	75	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1986	SATISFACTORY	9	11	10
110B	155	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1986	SATISFACTORY	9	11	10
111	1110	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	COMPOSITION TILE	1986	SATISFACTORY	9	11	10
111A	150	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1986	SATISFACTORY	9	11	10
112	244	815	STUDENT RESTROOM (MALE)	0	01	CERAMIC TILE	1986	SATISFACTORY	9	11	10
113	126	816	STUDENT RESTROOM (FEMALE)	0	01	CERAMIC TILE	1986	SATISFACTORY	9	11	10



FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	12,593	132	0	0				
TOTAL	12,593	132	0	0	0	0	0	0



FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 44 MONROE COUNTY SCHOOL DISTRICT

FACILITY: 10-A SUGARLOAF SCHOOL

BUILDING: 10 - Building Number 00010

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: LOCAL ZONE
Use: VACANT	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1986	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: ZONE HOT AIR
Year Modified:	Educational TV: NONE	Heat Capacity: ADEQUATE
Average Age NSF: 1986	Intercom: TWO WAY COMPLETE	Walls: COMBINATION OF 1-5
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: CONCRETE
Stories: 1		Corridor: DOUBLE INSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
101	81	700	INSIDE CIRCULATION	0	01	CERAMIC TILE	1986	SATISFACTORY	10	11	10
102	157	315	TEACHER PLANNING OFFICE	0	01	OTHER	1986	SATISFACTORY	10	11	10
102A	43	814	STUDENT RESTROOM (BOTH SEXES)	0	01	CERAMIC TILE	1986	SATISFACTORY	10	11	10
102B	10	808	MATERIAL STORAGE	0	01	OTHER	1986	SATISFACTORY	10	11	10
103	981	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	CARPET	1986	SATISFACTORY	10	11	10
103B	256	94	P E SHOWER (MALE)	0	01	CERAMIC TILE	1986	SATISFACTORY	10	11	10
104	250	120	GYMNASIUM STORAGE	0	01	CONCRETE	1986	SATISFACTORY	10	11	10
105	96	815	STUDENT RESTROOM (MALE)	0	01	CERAMIC TILE	1986	SATISFACTORY	10	11	10



FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 44 MONROE COUNTY SCHOOL DISTRICT

FACILITY: 10-A SUGARLOAF SCHOOL

BUILDING: 10 - Building Number 00010

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
106	96	816	STUDENT RESTROOM (FEMALE)	0	01	CERAMIC TILE	1986	SATISFACTORY	10	11	10
107	250	120	GYMNASIUM STORAGE	0	01	CONCRETE	1986	SATISFACTORY	10	11	10
108	864	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	CERAMIC TILE	1986	SATISFACTORY	10	11	10
108A	432	95	P E SHOWER (FEMALE)	0	01	CERAMIC TILE	1986	SATISFACTORY	10	11	10
109	157	315	TEACHER PLANNING OFFICE	0	01	OTHER	1986	SATISFACTORY	10	11	10
109A	43	814	STUDENT RESTROOM (BOTH SEXES)	0	01	CERAMIC TILE	1986	SATISFACTORY	10	11	10
109B	10	808	MATERIAL STORAGE	0	01	OTHER	1986	SATISFACTORY	10	11	10
110	81	700	INSIDE CIRCULATION	0	01	CERAMIC TILE	1986	SATISFACTORY	10	11	10
111	196	702	MECHANICAL ROOM	0	01	CONCRETE	1986	SATISFACTORY	10	11	10
112	66	700	INSIDE CIRCULATION	0	01	CERAMIC TILE	1986	SATISFACTORY	10	11	10
113	66	700	INSIDE CIRCULATION	0	01	CERAMIC TILE	1986	SATISFACTORY	10	11	10

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	4,135	44	0	0				
TOTAL	4,135	44	0	0	0	0	0	0



FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 44 MONROE COUNTY SCHOOL DISTRICT

FACILITY: 10-A SUGARLOAF SCHOOL

BUILDING: 11 - Building Number 00011

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: INDIVIDUAL UNITS
Use: VACANT	Mech Vent: NONE	Heat Source: NONE
Year Constructed: 1987	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: NO HEAT PROVIDED
Year Modified:	Educational TV: NONE	Heat Capacity: NONE
Average Age NSF: 1987	Intercom: TWO WAY COMPLETE	Walls: STUCCO
Relocatable Units: 0	Telephone: NONE	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
001	352	314	ITINERANT OFFICE	0	01	COMPOSITION TILE	1987	SATISFACTORY	11	11	10
001A	90	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	1987	SATISFACTORY	11	11	10
001B	204	314	ITINERANT OFFICE	0	01	COMPOSITION TILE	1987	SATISFACTORY	11	11	10
002	715	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	COMPOSITION TILE	1987	SATISFACTORY	11	11	10
003	715	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	COMPOSITION TILE	1987	SATISFACTORY	11	11	10
004	715	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	COMPOSITION TILE	1987	SATISFACTORY	11	11	10
005	715	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	COMPOSITION TILE	1987	SATISFACTORY	11	11	10
006	715	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	COMPOSITION TILE	1987	SATISFACTORY	11	11	10



FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 44 MONROE COUNTY SCHOOL DISTRICT

FACILITY: 10-A SUGARLOAF SCHOOL

BUILDING: 11 - Building Number 00011

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
008	42	703	ELECTRICAL ROOM	0	01	CONCRETE	1987	SATISFACTORY	11	11	10

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	4,263	110	0	0				
TOTAL	4,263	110	0	0	0	0	0	0