

# Wellen Park High School Project Update

12/13/2022

## Project Recap

- AE & CM Contracts were approved by the Board on August 2, 2022
- Project Kickoff meeting was held on August 24, 2022
- Schematic Design is complete including drawings, project narratives, Educational Specifications, and DOE OEF Form 208
- Stakeholders toured the Collier County prototype (Aubrey Rogers High School) currently under construction on December 2, 2022
- Design Development has started

## Project Highlights

- This is the first NEW high school in Sarasota County since North Port High was built in 1993
- The Project Team has been coordinating with the developer, Mattamy Homes to create an educational focus within Wellen Park, and working around wetlands, coordinating trails and ponds, and securing the safest site access
- The school will have approximately 2,100 student stations
- The school will be a single building, three-story, secure campus of approximately 325,000 s.f.
- Programmatic emphasis is on Career and Technical Education, Science, Agriculture, Arts, and Athletics

## Budget

- The current budget is \$175,000,000
- The CM is working on the Schematic Design estimate
- Cost of construction, lead times, transportation, product availability and labor shortages continue to challenge our team.
- We will be presenting budget validations for Design Development and Construction Documents.

This is the first NEW high school in Sarasota County since North Port High was built in 1993. The other high schools have been renovated and/or partially replaced.



## Timeline

### February 2023

- Complete Design Development
- Submit Early Release and Procurement Package to CM

### March 2023

- Board Review

### April 2023

- Complete 100% Construction Documents

### June 2023

- Guaranteed Maximum Price (GMP) to Board

### July 2025

- Owner move in, training, FFE, IT and Security

*August 2025 – Open school*

## Wellen Park High School Project Update



Sarasota County School Board closed on the purchase of this 130.4 acre parcel on May 18, 2021. In conjunction with future residential growth and development of east-west roadways to the north of the site, the Project Team sited the building facing northwest and is strategically avoiding impacts to the wetlands on site.



First Floor Plan

Utilizing a High School prototype from Collier County as the foundation, the Project Team worked with Sarasota County Schools stakeholders (including Security, IT, Food & Nutrition Services, Instructional, Student Services and many others) in order to customize and improve the plan to make it "Sarasota's Prototype."





Second Floor Plan

Sarasota County Schools has not built a new high school in decades, so this project was a great time to think about secondary education, changing technologies and new pedagogies. As a District, it has made us rethink facility design and how that impacts teaching and learning.



Third Floor Plan

The new high school will have mini administration suites in each classroom wing to locate student services where the students spend most of their time.

Instructional clusters such as Science, CTE, and Engineering will group similar classrooms and labs to afford maximum ability for staff and students to collaborate and interact.

# WELLEN PARK HS PROJECT UPDATE

## Districting for the New School

Growth in South County has prompted the need for a new high school to relieve over-capacity and address future capacity needs at Venice High School.



Adjacent schools:

- North Port HS • Venice HS

Available capacities at these schools:

School	Perm. FISH	2022-23 40-Day Count	Available Capacity
North Port HS	2,784	2,571	213
Venice HS	2,156	2,581	-425

School	Perm. FISH	2022-23 40 Day Count	Avail. Capacity	Projected Students (1 -10 Years)	Avail. Capacity
North Port HS	2,784	2,571	213	309*	-96
Venice HS	2,156	2,581	-425	563	-988

Developments that have submitted for School Capacity and School Concurrency Determinations are projected to add an additional 2,563 total students into these schools in the next 1-10 years.

\*North Port HS projections do not include projected students from platted lots.

Wellen Park ranks as the #17 selling Master-Planned Community in the United States, with 345 home sales in the first six months of 2021. – Sarasota Herald-Tribune, July 2022

Future homebuyers will be within walking distance to Cool Today Park, the spring training home of the Atlanta Braves. They will also have access to a two-mile walking trail that will eventually connect to a future K-8 school and high school. – Sarasota Magazine, November 2022