



## Florida Job Growth Grant Fund Public Infrastructure Grant Proposal

Proposal Instructions: The Florida Job Growth Grant Fund Proposal (this document) must be completed by the governmental entity applying for the grant and signed by either the chief elected official, the administrator for the governmental entity or their designee. Please read the proposal carefully as some questions may require a separate narrative to be completed.

### Governmental Entity Information

Name of Governmental Entity: State College of Florida, Manatee-Sarasota

Government Federal Employer Identification Number: ██████████

### Contact Information:

Primary Contact Name: Brian Thomas

Title: Special Assistant to the President for Constituent & Government Relat

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Phone Number: (941) 752-5392

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### Public Infrastructure Grant Eligibility

Pursuant to section 288.101, F.S., the Florida Job Growth Grant Fund was created to promote economic opportunity by improving public infrastructure and enhancing workforce training. Eligible governmental entities that wish to access this grant fund must submit public infrastructure proposals that:

- Promote economic recovery in specific regions of the state, economic diversification or economic enhancement in a targeted industry. (View Florida's [Targeted Industries here.](#))
- Are not for the exclusive benefit of any single company, corporation or business entity.
- Are for infrastructure that is owned by the public and is for public use or predominately benefits the public.



## 1. Program Requirements:

Each proposal must include the following information describing how the project satisfies eligibility requirements listed on page 1.

- A. Provide the title and a detailed description of the public infrastructure improvements.

State College of Florida, Manatee-Sarasota and SCF Collegiate School STEM Campus

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- B. Is this infrastructure owned by the public?

Yes       No

- C. Is this infrastructure for public use or does it predominately benefit the public?

Yes       No

- D. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation or business entity?

Yes       No

- E. Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.

See attached document for detail. This section is labeled 1. E. and is accompanied by the instructions above, with the narrative response following.

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F. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

- Economic recovery in specific regions of the state;
- Economic diversification; or
- Economic enhancement of a Targeted Industry (View Florida's [Targeted Industries here.](#))
  - As part of this response, describe how the project will promote specific job growth. Include a description of the number of jobs that will be retained or created, the average wages of such jobs, and in which industry(ies) the jobs will be created using the North American Industry Classification System ([NAICS](#)) codes. Where applicable, you may list specific businesses that will retain or grow jobs or make capital investment.
  - Further, include the economic impact on the community, region, or state and the associated metrics used to measure the success of the proposed project.

See attached document for detail. This section is labeled 1. F. Part 1, and is accompanied by the instructions above, with the narrative response following.

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See attached document for detail. This section is labeled 1. F. Part 2 and is accompanied by the instructions above, with the narrative response following.



**2. Additional Information:**

A. Is this project an expansion of an existing infrastructure project?

Yes  No

B. Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.

18 months

C. What is the location of the public infrastructure? (Provide the road number, if applicable.)

Highway 70, Lakewood Ranch, Fl.

D. Who is responsible for maintenance and upkeep? (Indicate if more than one are applicable.)

Federal  State  County  City  Other\_\_\_\_\_

E. What permits are necessary for the public infrastructure project?

building, utility and storm water

F. Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?

Permits have not been secured. The timeline is 6 months, which is built-into the 18 month overall schedule.

G. What is the future land use and zoning designation on the proposed site of the infrastructure improvements, and will the improvements conform to those uses?

The land use and zoning is business and the proposed improvements conform to that use.



H. Will an amendment to the local comprehensive plan or a development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure and potential current or future job creation opportunities? If yes, please detail the timeline.

Yes  No

Not applicable.

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I. Is the project ready to commence upon grant fund approval and contract execution? If no, please explain.

Yes  No

Not applicable.

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J. Does this project have a local match amount?

Yes  No

If yes, please describe the entity providing the match and the amount.

Not applicable.

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K. Provide any additional information or attachments to be considered for this proposal.

Please see the WORD document with responses to 1. E. and 1. F. Parts 1 and 2. Also see the CORE brochure and building plans

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### 3. Program Budget

**Estimated Costs and Sources of Funding:** Include all applicable public infrastructure costs and other funding sources available to support the proposal.

A. Public Infrastructure Project Costs:

|                            |                      |                 |       |
|----------------------------|----------------------|-----------------|-------|
| Construction               | \$ 20,180,000        |                 |       |
| Reconstruction             | \$ 0                 |                 |       |
| Design & Engineering       | \$ 1,260,000         |                 |       |
| Land Acquisition           | \$ 0                 |                 |       |
| Land Improvement           | \$ 1,000,000         |                 |       |
| Other                      | \$ 0                 | Please Specify: | _____ |
| <b>Total Project Costs</b> | <b>\$ 22,440,000</b> |                 |       |

B. Other Public Infrastructure Project Funding Sources:

|                               |                      |                 |       |
|-------------------------------|----------------------|-----------------|-------|
| City/County                   | \$ 0                 |                 |       |
| Private Sources               | \$ 0                 |                 |       |
| Other (grants, etc.)          | \$ 0                 | Please Specify: | _____ |
| <b>Total Other Funding</b>    | <b>\$ 0</b>          |                 |       |
| <b>Total Amount Requested</b> | <b>\$ 22,440,000</b> |                 |       |

**Note:** The total amount requested must equal the difference between the public infrastructure project costs in 3.A. and the other public infrastructure project funding sources in 3.B.

C. Provide a detailed budget narrative, including the timing and steps necessary to obtain the funding and any other pertinent budget-related information.

The planning, design and bidding phases of the project would take approximately 10 months and cost \$1,260,000. The construction phase would take approximately 14 months and cost \$21,180,000.

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#### 4. Approvals and Authority

- A. If the governmental entity is awarded grant funds based on this proposal, what approvals must be obtained before it can execute a grant agreement with the Florida Department of Economic Opportunity (e.g., approval of a board, commission or council)?

State College of Florida, Manatee-Sarasota District Board of Trustees must approve the execution of a grant agreement.

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- B. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:

- i. Provide the schedule of upcoming meetings for the group for a period of at least six months.

See attached.

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- ii. State whether that group can hold special meetings, and if so, upon how many days' notice.

Usually, 12 days notice is required to schedule a special meeting.

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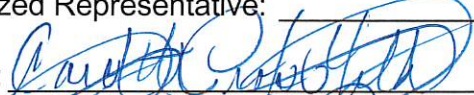
- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.



I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described governmental entity.

Name of Governmental Entity: State College of Florida, Manatee-Sarasota

Name and Title of Authorized Representative: Carol F. Probstfeld, President

Representative Signature: 

Signature Date: 9/18/17



**1- E. Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit current and future businesses.**

The proposed public infrastructure would provide the land, structures and other improvements necessary to support a campus for (1) State College of Florida, Manatee-Sarasota (SCF) and (2) the SCF Collegiate STEM (science, technology, engineering and mathematics) Campus. Education is a key component to the CORE (Collaboration Opportunities and Research Exploration) project at Lakewood Ranch in Manatee County. The public college/collegiate school combination will provide an accelerated path through high school and the first two years of a bachelor's degree to expand the pipeline of STEM ready workers that would ultimately help to fill job openings created within the CORE project as well as job vacancies in the broader service area (Manatee and Sarasota counties). We look forward to business partners in the area providing valuable resources to the SCF/SCFCS programs, including job shadowing and internships. These hands-on, work based experiences will help encourage students to continue their STEM and life-science studies and careers. This project will be a key component in preparing students to contribute to the economic engine that will continue to drive sustainability for CORE businesses located in Lakewood Ranch as well as throughout Manatee and Sarasota counties.

Lakewood Ranch is recognized as among the top 10 fastest growing master planned communities in the U.S. and home to one of the most successful commercial and residential developments in the country. Lakewood Ranch spans both Sarasota and Manatee Counties and has an outstanding relationship with both communities and their respective governmental agencies. A key factor for growing businesses that can locate virtually anywhere, is the collaborative environment and strategic thinking fostered by the public and private sectors in Bradenton. For businesses accustomed to dealing with red tape and layers of bureaucracy, the seamless partnership of the Bradenton Area EDC, Manatee County Government, State of Florida, and other partner agencies delivers a welcoming climate for growth. This location offers the powerful combination of services and amenities to create an environment highly conducive to the growth and success for business and industry.

Located between Rangeland Parkway and State Road 70 at Lakewood Ranch Boulevard, the future SCF/SCFCS STEM campus and the business/exploration component of the 305+ acre CORE site would be within a short distance from Lake Erie College of Osteopathic Medicine's (LECOM) medical, pharmacology and dental schools near the epicenter of a growing higher education scene in East Manatee County. It is also well positioned to provide Manatee County a new hub of biotech, life science and healthcare businesses catering to companies looking to grow or relocate to the area.

**1- F. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:**

- **Economic recovery in specific regions of the state:**
- **Economic diversification; or**
- **Economic enhancement of a Targeted Industry**

The infrastructure for the SCF/SCFCS STEM campus will support an educational pipeline focused on STEM careers, providing high school students with the opportunity to complete their high school education and attain their Associate in Arts at the same time. SCF college students will have access to STEM focused career pathways. SCF has 30 Associate in Science degree programs, more than 25 Associate in Arts transfer pathways and another 16 Associate in Arts articulated pathways. Some programs articulate to SCF baccalaureate programs and others seamlessly transfer to other four-year institutions, such as University of South Florida (Sarasota-Manatee, Tampa or St. Petersburg), New College, Argosy University, Eckerd College. SCF two-year transfer programs in the life sciences include biotechnology, biology, chemistry, information technology, accounting, mathematics pre-engineering (Gator Engineering), pre-med/pharmacy, and physics. These programs prepare students for further STEM studies and high-skill/high-wage careers.

These career tracks support targeted industries such as: (1) biotechnology, (2) pharmaceuticals, (3) laboratory and surgical instruments, (4) digital media and (5) accounting

***F. Part 1: As part of this response, describe how the project will promote specific job growth. Include a description of the number of jobs that will be retained or created, the average wages of such jobs, and in which industry(ies) the jobs will be created using the North American Industry Classification System (NAICS) codes. Where applicable, you may list specific businesses that will retain or grow jobs or make capital investment***

#### **LWR CORE Background**

In 2015 a unique master-planned community that brackets both Sarasota and Manatee counties called Lakewood Ranch announced that it would spend millions of dollars over the next two decades to build a biotech business campus that will host a variety of life sciences and health care companies.

Dubbed CORE ("Collaboration Opportunities for Research and Exploration") at Lakewood Ranch, the planned 265-acre biotech industrial district was announced in early 2015 by Lakewood Ranch Commercial, which is the commercial arm of master developer Schroeder-Manatee Ranch (SMR). The company plans to develop up to 4.2 million square feet of commercial space at Lakewood Ranch.

In the past two years CORE has secured two major tenants: Optimal Outcomes LLC and Mercedes Medical. Optimal Outcomes plans to complete its two-story 42,000-square-foot medical office building, HealthPark, by the end of 2018. It will include a 10,000-square-foot surgery center that will be the first multispecialty operating facility within the community. Equipment supplier Mercedes Medical expects to break ground this fall on a new headquarters of a 55,000 square-foot building that will consolidate three Manatee County facilities. The company's building, slated for completion in the third quarter of 2018, is being built to accommodate as many as 120 employees (Mercedes Medical currently employs 65; thus the new facility has been designed for expanding its workforce).

HealthPark at Lakewood Ranch and Mercedes Medical's projects follow a third development, a 150,000-square-foot retail center being developed by Orlando-based Tavistock Development Co. In addition to organic grocer Earth Fare, the project will be occupied by LA Fitness and a series of health-related merchants and restaurants. Tavistock, which spent \$8 million in May to acquire 42 acres within CORE, also plans to develop a 294-unit apartment complex there. Current business/industry partnerships and

planned expansion show the potential for rapid job growth, especially in healthcare delivery, health supplies and exploration.

**NAICS Industry codes and associated wages**

Mercedes Medical – **423450** Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers. The company currently employs 120 and will add 55 employees when they relocate to the CORE at Lakewood Ranch.

Optimal Outcomes HealthPark and Surgery Center – **621493** Freestanding Ambulatory Surgical and Emergency Centers, Physicians Offices – **621111** Offices of Physicians (except Mental Health Specialists), **621340** Offices of Physical, Occupational and Speech Therapists, and Audiologists, and **621399** Offices of All Other Miscellaneous Health Practitioners. HealthPark is expected to be 42,000 square feet of medical office space that will include the surgery center. It is estimated that this facility will need 300 – 400 employees in a variety of high skill/high wage health services jobs.

These facilities will need a variety of healthcare and scientific professionals including, but not limited to registered nurses (\$30.87), medical and clinical laboratory technologists (\$28.82), radiologic technicians (\$27.14), physicians assistants (\$51.79) as well as other health care and medical professionals.\*

It is anticipated that facilities such as these will require the support of a number of high-tech workers, including computer systems analysts (\$34.79), software developers (\$34.93) database administrators (\$33.70) and network and computer systems administrators (\$32.83). \*

Codes for future targeted industries for CORE at Lakewood Ranch:

**325412** Pharmaceutical Preparation Manufacturing

**541714** Research and Development in Biotechnology (except Nanobiotechnology)

*\*includes median hourly wage for Workforce Region 18 (Sarasota and Manatee County)*

***F. Part 2: Further, include the economic impact on the community, region, or state and the associated metrics used to measure the success of the proposed project.***

This section will build upon the vision of CORE (Collaboration Opportunities for Research and Exploration). According to the published CORE masterplan, the CORE project will include single story and multi-story buildings on a 305.35 acre site. The breakdown in the utilization of this acreage is designed to create an attractive, balanced community environment that attracts the targeted industries, and provides those industries, their employees and customers with the right mix of services to meet the needs of employers and employees alike. CORE, with its retail, commercial, hotel and conference center, as well as housing and recreational opportunities will provide spaces for employees, employers and

community members to LIVE, LEARN, WORK and PLAY. It is also expected to give Manatee County a new hub of biotech, life science and healthcare businesses catering to companies looking to grow or relocate to the area.

As outlined in the CORE materials, the acreage is currently allotted as follows:

| <b>Space Usage Type</b> | <b>Percent of total<br/>(305.35 acres)</b> |
|-------------------------|--|
| Office                  | 13%  |
| Laboratory              | 14%  |
| Retail / Residential    | 19%  |
| Educational             | 11%  |
| Hotel / Conference      | 2%   |
| Recreational Space      | 33%  |
| Roads                   | 8%   |
| <b>TOTAL</b>            | <b>100%</b>                                |

Kirk Boylston, president of Lakewood Ranch Commercial, reports that many months of planning have gone into the vision for the CORE campus. Boylston's company hired nationally known biotech architecture firm Flad Architects to do preliminary design work and develop conceptual views. The firm's vision shows glass and metal mid- and high-rise buildings built in neighborhood-style blocks surrounded by trees, public spaces and lakes. Other construction at the CORE campus is expected to include a 300-room hotel and conference center, 971,000 square feet of science and technology school space, retail development and some multi-family residential development.

Biotech and other technology- and health-related industries have been an economic development emphasis in Manatee County for several years. Businesses, including Alzheimer's research company The Roskamp Institute and wound-care product manufacturer BioLife are located nearby in southwest Manatee County. Sharon Hillstrom, CEO of the Bradenton Area EDC, indicated that the plan dovetails with the EDC's strategic plan, which targets the life sciences sector for growth.

The marketing strategy behind the project has been to get infrastructure, including roads, power and building sites, in place quickly to make CORE more attractive to companies that are ready to make a strategic move. In addition to the physical infrastructure, Boylston said locating STEM-oriented schools on the CORE campus will support the project by helping to produce the employees the companies will need.

A natural outgrowth that fits within CORE's vision of being both a commercial and an educational hub was to involve the State College of Florida, Manatee-Sarasota (SCF) as a potential partner. The college, now celebrating 60 years of providing educational opportunities to Sarasota and Manatee County residents, has three campuses – one in Bradenton, one in Venice and its Center for Innovation and Technology in Lakewood Ranch, which opened in 2003. Since then SCF expanded its mission to include workforce baccalaureate degrees while maintaining its focus on highly respected associate degrees that prepare graduates for university transfer and professional careers. In 2010 SCF launched the SCF Collegiate School (SCFCS), a tuition-free public charter school for grades 6 - 12 in Manatee County, where students have the opportunity to earn their high school diploma and a two-year associate degree

at the same time. Receiving an “A” rating each year since it opened in fall 2010, the SCFCS is the nation’s first college operated charter middle school where students have the opportunity to study on a college campus. The first four graduating classes included a total of 285 high school graduates, 276 of which graduated with both their high school diploma and an associate in arts degree, prepared to enter a university with junior year status.

The vision for the LWR CORE is to have a STEM focused SCF college campus with an adjoining SCFCS campus as part of the educational portion of this growing life sciences and healthcare hub in Manatee County. This accelerated program will strengthen the pipeline of STEM capable students that will be available to fill the jobs in the CORE’s life sciences and biotechnology companies. The college level program can accommodate approximately 1,500 students and the collegiate school can educate around 500 students.