



June 15, 2021

Senator David Gowan  
Joint Committee on Capital Review  
1716 West Adams  
Phoenix, Arizona 85007

Dear Senator Gowan:

A.R.S. §15-2002, subsection A, paragraph 13, requires the School Facilities Board (SFB) to submit by June 15 demographic assumptions, a proposed construction schedule and new school construction cost estimates for individual projects approved in the current fiscal year and expected project approvals for the upcoming fiscal year to the Joint Committee on Capital Review.

During the FY 2021 Capital Plan cycle, the SFB approved new construction awards for five school districts (Liberty Elementary, Queen Creek Unified, Sahuarita Unified, Tanque Verde Unified, and Vail Unified). Additionally, 18 projects were held for consideration for possible future funding, three of which are scheduled to be approved in next year's Capital Plan cycle.

Included in this report are:

- **Demographic Context**

This section includes a summary of the statewide new construction climate.

- **Board Approved Projects**

- **Projects Currently Scheduled for Approval in FY 2022**

- **Backup Information used in FY 2021 Capital Plan Cycle**

This section contains the ADM projections established for the districts that applied to the SFB for new construction in their FY 2021 Capital Plans, and information that was used in the analyses.

All school districts are asked to submit student population projections in their capital plans even if they do not seek new school construction funds. This information is available on the SFB website or upon request.

This report will also be posted on the SFB website. Please feel free to contact me with any questions or comments.

Sincerely,



Andy Tobin  
Interim Executive Director

cc: Douglas A. Ducey, Governor  
Representative Regina Cobb, JLBC  
Kaitlin Harrier, Education Policy Advisor  
Matt Gress, OSPB Director  
Jonathan Perkins, OSPB Staff  
Jack Brown, JLBC Staff  
Rebecca Perrera, JLBC Staff  
Members of the School Facilities Board



## **Table of Contents**

- I. Demographic Context
- II. Board Approved Projects
- III. Projects Currently Scheduled for Approval in FY 2022
- IV. Backup Information used in FY 2021 Capital Plan Cycle

## Demographic Context



## Economic and Demographic Context for New School Construction Updated May 28, 2021

### *Overview of Arizona's Housing Market*

During the last decade, Arizona, which was ranked as the second fastest-growing state in the nation in the 2010 decennial census, has experienced significant changes in its demographic and economic makeup. Between July 1, 2010, and July 1, 2020, the State's population grew by an estimated 12.3 % from 6.4 million to 7.15 million (*The U.S. 2020 Census*). Pinal County ranked as the second fastest growing county in the nation in the 2010 Census, exceeded 455,200 in 2019 from less than 365,000 a decade ago (*Arizona State Demographer's Office*). Maricopa County, which was listed as the 4th most populous county in the nation in the 2020 Census, added approximately 615,162 people during the decade, reaching a population of 4.44 million in 2020 (*Arizona State Demographer's Office*). In 2019, Phoenix-Mesa-Chandler had a population of 4,948,203 and ranked as the 10<sup>th</sup> most populous metropolitan area in the country (*The U.S. 2020 Census*).

**Chart 1: New Residential Housing Units Authorized in Arizona 2004–2020**

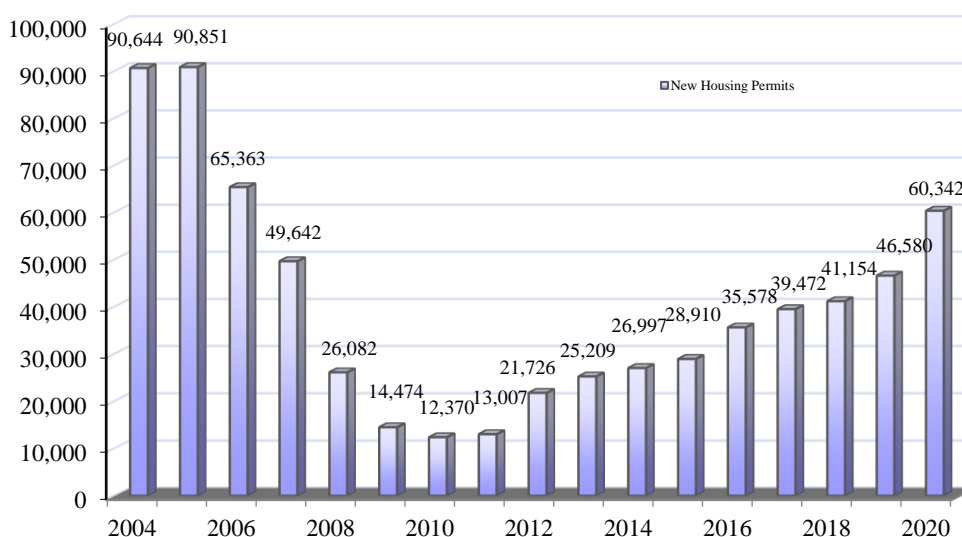


Chart 1 presents an overview of the new residential housing permits issued annually in Arizona during 2004–2020 as published by the *U.S. Census Building Permit* unit. In 2003 (not shown in the chart), the number of permits was nearly 75,000. In both 2004 and 2005, it shot up to over 90,600. However, it started plummeting in 2006 and continued to sink to the lowest point at 12,370 in 2010. The total permits issued during the six years from 2006 to 2011 numbered less than the two-year total of 2004 and 2005. In 2012, it jumped to 21,726, a 67.0% increase compared to the previous year. The following three years saw an uptick growth pattern, followed by a surge of 23.1% in 2016 and further growth of 10.9% in 2017. After a relatively quiet year with a moderate increase of 4.3%, the number of permits made a 13.2% leap in 2019. And in 2020, the uptick continued to reach nearly 60,342, 66.6 % of the peak level during the housing boom prior to the Great Recession.

Much has been said about what caused the downturn in the housing market. It has been widely acknowledged that Arizona overbuilt during the housing bubble, especially in the two major metro areas in 2004 and 2005, as a result of investor purchases. With a third of its economy heavily dependent upon construction and its related services, Arizona boasted a Gross Domestic Product (GDP) growth rate of 8.7% in 2005 and was the fastest growing economy in the nation, followed by Nevada (8.2%) and Florida (7.8%) (*U.S. Bureau of Economic Analysis*, June 2006 release). Yet, when the bubble burst, the market was flooded with a surplus of tens of thousands of homes (*Arizona Capitol Times*, May 29, 2009, Vol. 110 Issue 22, p. 24). The situation was confounded by the national credit crisis that surfaced in 2007 and developed into a full-blown crisis in the fall of 2008. Despite the declining housing prices, the difficulty of obtaining credit drove many would-be buyers to the sidelines, prolonging the process of absorbing the housing overstock. By early 2011, the online real estate database *Zillow* placed metro Phoenix at the very top among the 132 metro areas tracked in the nation with 68.4% of its homeowners holding negative equity (*First Quarter Real Estate Market Report 2011*, *Zillow*). Foreclosures went up to account for 40% of all the single-family resales in Maricopa County (*Resale Market Reports*, January–April 2011, *Arizona State University*).

By early 2012, Phoenix and Miami were the first two metro areas that had hit the bottom of the housing market (*First Quarter Real Estate Market Report 2012*, *Zillow*, April 24, 2012). The housing market had been absorbing a large amount of inventory at a much faster pace than builders and developers in the region had previously anticipated. Since then, home values have gained upward momentum. According to the *S&P CoreLogic Case-Shiller Home Price Indices* provided by CoreLogic, a data and analytics company, among the 20 metro areas tracked nationally, metro Phoenix led the way by scoring 5.9% year-over-year appreciation in home values in March 2012 while the majority of the metro areas continued to decline in home prices. The following year saw another top surge of 22.2% in the nation by metro Phoenix in the annual home value appreciation. The year-over-year home value appreciation in the Phoenix metro area remained positive at 10.9%, 3.0%, 5.5%, 5.5%, 6.7%, 6.1%, 8.1%, and 20% in March of 2014, 2015, 2016, 2017, 2018, 2019, 2020, and 2021 respectively (*S&P CoreLogic Case-Shiller Seasonally Adjusted Home Price Index Levels*, May 2021 release, *CoreLogic*). Arizona Regional Multiple Listing Service, the largest real estate listing service in the State, reports that the median sold price for single-family homes in Arizona climbed from \$119,000 in April 2011 to \$147,000 in April 2012, a 23.5% increase in a single year. It has continued to rise to \$205,000, \$235,500, \$268,500, \$295,000, and \$300,000 in April of 2014, 2016, 2018, 2019, and 2020 respectively. In April 2021, it reached 375,000, increasing by 25% from 12 months ago, more than tripling the home value during the ten-year period.

Accordingly, foreclosures have dropped dramatically over the years. *CoreLogic*, a data and analytics company, reports that the foreclosure inventory in Arizona reached its peak level at 49,000 in December 2010, driving the foreclosure rate above 4.0%, which placed Arizona among the top ten states with the highest peak foreclosure rates during the last decade (*United States Residential Foreclosure Crisis: Ten Years Later*, *CoreLogic*, March 2017). Six years later, the rate dropped to 0.3%, ranking Arizona among the five states with the lowest foreclosure rate in the nation (*National Foreclosure Report December 2016*,

*CoreLogic*). In December 2017, the rate further declined to 0.2% and it has stayed at that level for the last three years (*Loan Performance Insights December*

New home sales (including single-family homes, condos, and townhouses), a critical factor for new school construction, have continued to grow in the past year in Greater Phoenix. Following annual surges of 27.9% in both 2016 and 2017, the pace slowed down to 8.3% and 9.0% in 2018 and 2019 respectively. In 2020, new home sales experienced an increase of 12.3%, reaching approximately 22,580 (*Monthly Reports- Greater Phoenix Housing Market, Arizona State University, May 2015-December 2015; monthly new home sales, January 2016-April 2020, Cromford Associates*). In the following section, we take a closer look at Arizona's dramatic housing market since 2005.

## AZ New Housing Market

**Chart 2: New Residential Housing Units Authorized in Arizona  
January 2005 to April 2021**

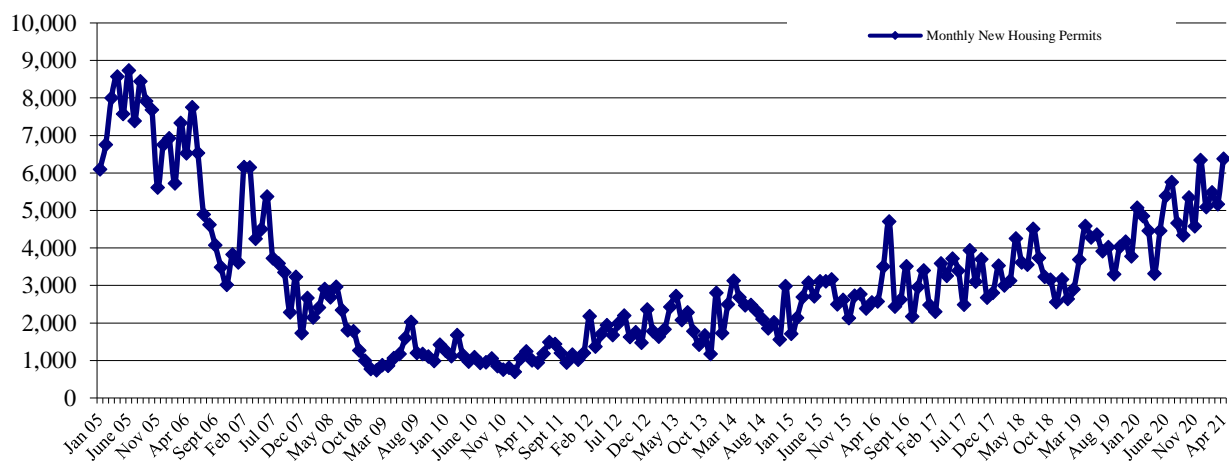


Chart 2 depicts the number of residential housing permits issued monthly in Arizona between January 2005 and April 2021. The number of permits reached its peak at nearly 8,750 in June 2005 and started to decline in the fall of that year. The market went sideways (trended neither up nor down) for about half a year before the bubble finally burst in the summer of 2006. Permitting activities picked up speed in the spring of 2007, giving the false indication of a rebound. The upturn was followed by an even deeper decline that led to a low of approximately 750 permits in January 2009. The number of monthly permits mostly hovered around 1,000 for two years from the summer of 2009, which is about one-ninth of the peak level in the summer of 2005. It was not until early 2011 that the overall descending trend began to reverse. Permitting activities climbed during 2012 and the spring of 2013, followed by a decline lasting for half a year. Growth resumed before another eight-month downswing set in from the late spring to the fall of 2014. However, the housing permit issuance quickly returned to its level before the decline. Following a relatively stable 2015, the number of monthly permits jumped during May and June 2016, reaching 4,700 in June. After quickly reverting to the pre-peak level in July, the permit issuance trended upwards, reaching 4,260 in April 2018 and exceeding 4,500 in July afterward. The

following winter months saw declines in the number of permits, but soon it picked up and reached 4,280-4,600 per month during April–June in 2019. The momentum continued into 2020 with a significantly higher level of permitting activities during the first three months compared to the same period last year; in January, over 5,000 permits were issued, approaching the level in June 2007 before the meltdown of the housing market. Experts were skeptical that the housing market would continue the growth trajectory it was on when the COVID-19 pandemic first began. Although the number of permits issued did temporarily fall beginning in February, June brought a significant issuance increase, rising to over 5,000, and put the housing market back on track with unprecedented growth.

### Phoenix and Tucson Metro Housing Markets

**Chart 3a: New Housing Units Authorized and Units Sold (mostly Resale) Phoenix Metro Area January 2005–April 2021**

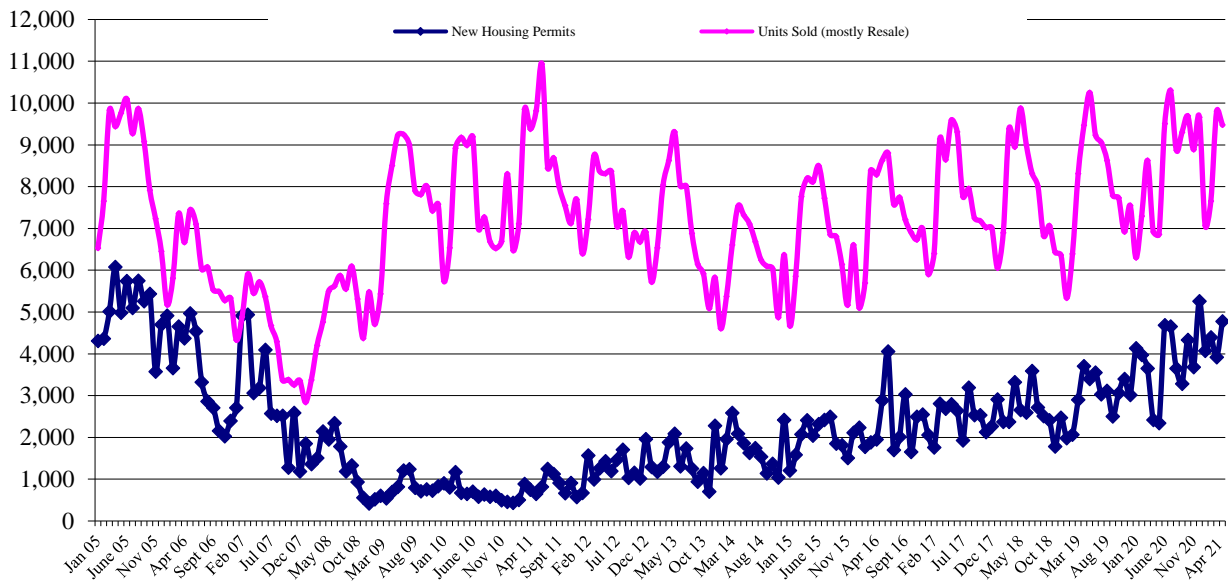
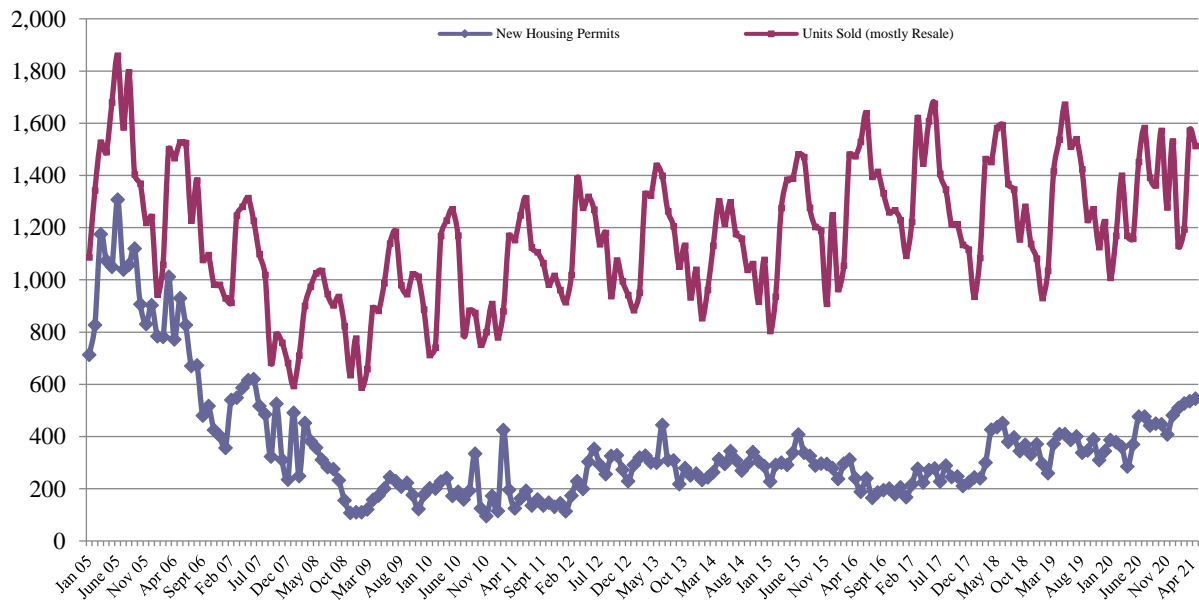


Chart 3a presents information on permits issued by the *U.S. Census Bureau* and housing sales captured by *Arizona Regional Multiple Listing Service* for the Phoenix metro area (Maricopa and Pinal Counties). The number of permits generally follows the same pattern as the State. There were substantial rebounds in housing sales (the vast majority of which were resales) between March and December 2009 and between March and June 2010, most likely due to tax rebates offered to first-time homebuyers. Exceptionally low housing prices resulting from a flurry of foreclosures led to increased sales volume which reached a new level between March and September 2011. This set a monthly sales record of 10,930 in June 2011, surpassing that of June 2005, the peak level during the housing boom years. Multiple offers for resale listings and substantially higher sales of luxury homes contributed to a new surge during April and May 2013. After a subdued year (2014), housing sales leaped during April - June 2015, followed by an uptick growth trend in 2016 and 2017 as the result of significant improvement in the demand. The market stayed at the same level in 2018 before it became noticeably more active in 2019 with housing sales surging to approximately 10,250 units in May 2019, the highest since July 2011, most

likely as the result of a strong economy and historic low unemployment rates. The first quarter of 2020 continued to see sales volume growth comparable to the same time in 2019. However, the number of permits in April 2020 dropped by one-third and home sales by 20% from March 2020, reflecting the negative impact of the coronavirus on the housing market in metro Phoenix. As forecasted, Quarter 1 of 2021 saw increased sales with the year-over-year comparison up 36.8%. While the housing sales market still saw great impacts from the global pandemic, there were new record highs in average sales price at \$492,900 and median sales price at \$375,000.

**Chart 3b: New Housing Units Authorized and Units Sold (mostly Resale) Tucson MetroArea January 2005–April 2021**



For the Tucson metro area (Pima County), the monthly housing permit issuance mirrors the pattern of metro Phoenix during 2005-2010. It was more stable during 2012-2015 but interestingly declined in 2016 and 2017. However, the annual number of permits showed an enormous increase in 2018, surging by nearly 50.0% over the prior year, and stayed at the same level in 2019. The sales activity exhibits a pattern with less fluctuation than metro Phoenix during 2005-2014 and a similar trend for the past four years (Chart 3b). The home prices dropped significantly following the boom years but have shown a somewhat similar trajectory as that of metro Phoenix, steadily increasing since 2012 although mostly below the level in the Phoenix metro area (*Zillow Home Value Index All Homes Time Series*, Zillow Research). The first four months of 2019 saw the same pattern as that of metro Phoenix with increased activities in permitting issuance and home sales during the first quarter compared to the same period of the previous year. Significant declines began in January 2020 and lasted through May 2020 as a result of the initial industry shock of the COVID-19 pandemic. In June of 2020, a sudden increase in permitting began, a trend that would continue for the remainder of the year and throughout early 2021.

### The Unpredictability of the Housing Market

The *W.P. Carey School of Business* at *Arizona State University* regularly polls a panel of 20 – 30 economists and experts and publishes their economic forecasts for Arizona in *Western Blue Chip Economic Forecast*. Table 1 summarizes their consensus forecasts of single-family permits as an annual percentage change for 2005 through 2021. The numbers cited were published in the December issue just prior to the year in question.

**Table 1: Forecasted and actual Arizona single-family permits percentage change over previous year**

Year	Consensus Forecast	Actual
2005	-3.4%	0.0%
2006	-5.2%	-31.2%
2007	-6.8%	-32.3%
2008	-4.8%	-49.2%
2009	-0.1%	-33.0%
2010	18.5%	-16.1%
2011	26.0%	-4.2%
2012	17.5%	57.1%
2013	33.8%	13.6%
2014	30.1%	-8.4%
2015	16.3%	32.5%
2016	31.0%	11.4%
2017	12.7%	13.0%
2018	10.6%	14.4%
2019	10.1%	5.8%
2020	5.1%	24.4%
2021	3.3%	10.1% (May 2021 forecast)

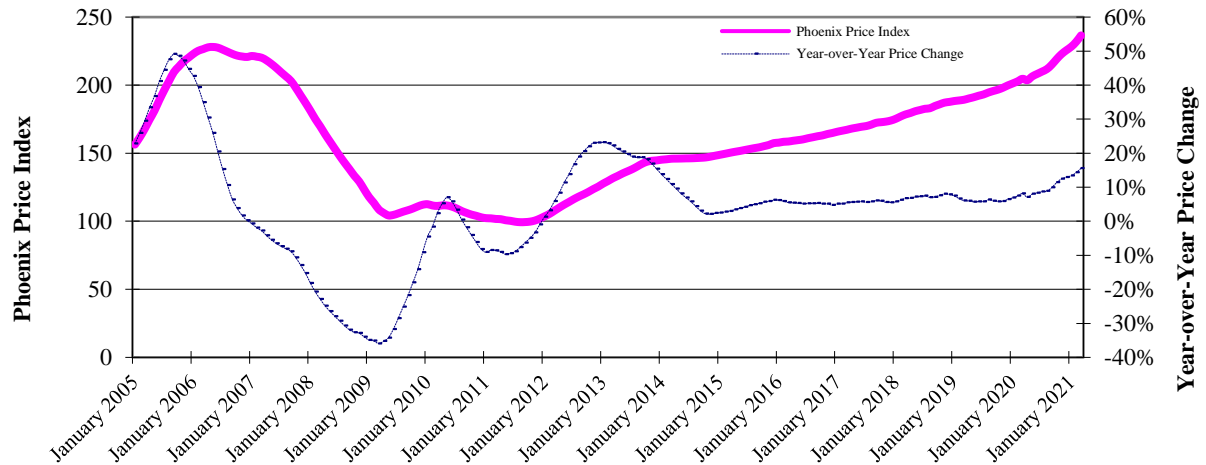
Comparing the forecasts and actual numbers, the consensus forecasts were at least 20 percentage points off the mark for nine consecutive years (2006–2014). Most experts on the panel vastly underestimated the housing downturn and misjudged the subsequent recovery. The panelists predicted that the year 2010 would finally see a rebound with an increase of 18.5%, only to find that the treacherous housing market declined further by 16.1%. They predicted another increase of 26.0% for 2011 but the actual number of permits decreased by 4.2% instead. For 2012, the panelists gave a 17.5% growth forecast and found this time the trend reversed with the actual number of housing permits outperforming the forecast by a wide margin of nearly 40.0%. The panelists then expected significant increases of 33.8% for 2013 and 30.1% for 2014, only to find that the actual number of permits grew by 13.6% and declined by 8.4%, respectively. A lower growth rate of 16.3% was projected for 2015, and the actual number turned out to be double the projection at 32.5%. An optimistic forecast of 31.0% growth was then presented for 2016, which ended up being nearly 20 percentage points higher than the actual. It appears that the housing market for new homes had continually defied experts' forecasts/expectations. It was not until 2017 that the forecasts and the actuals finally began to be on the same footing.

Forecasts for a particular year are updated monthly until the year draws to a close. Usually, the June forecasts are more accurate than forecasts made in the previous December since several months of actual data are available by that time. For 2020, the June 2020 forecast was adjusted to -8.5% from the December 2019 forecast of 5.1%, with the prediction that the new housing market would be impacted by the COVID-19 pandemic. This prediction proved true with the unexpected housing boom leading to an actual 24.4% single-family permit percentage change over the previous year—the highest since 2015. The December 2020 forecast for 2021 of 3.3% was a seemingly conservative estimate that has been continuously updated during 2021, with a May 2021 forecast of 10.1%. Arizona’s booming home construction market has proven its ability to persist in growth throughout the COVID-19 pandemic and may surprise experts again with a high actual percentage.

#### S&P CoreLogic Case-Shiller Home Price Index

*The S&P CoreLogic Case-Shiller Home Price Indices* track 20 Metropolitan Statistical Areas (MSAs), including Phoenix. Chart 4 shows the year-over-year change for the Phoenix metropolitan area. The solid line measures the Phoenix price index (left vertical axis); the dashed line measures the year-over-year change of the Phoenix price index (right vertical axis). Just as prices soared between 2005 and the summer of 2006, they came crashing down starting in July 2006. Between then and May 2009, home prices in Phoenix dropped 53.9%. Starting in June 2009, the index trended up for eight consecutive months and slightly declined during the next six months, resulting in the positive year-over-year price change from March 2010 to August 2010, and giving much hope that the housing market was stabilizing and recovering. However, the price index began slumping again in August 2010, reaching its lowest point in August 2011 since December 1999, and the year-over-year change went back to the negative territory during September 2010–December 2011. However, since September 2011, except for April – September of 2014 when it stayed at approximately the same level, the price index has been continuously on an upward trend. As a result, the year-over-year change emerged positive from January 2012; it quickly climbed and surged above 20.0% during September 2012–May 2013, followed by a declining curve from 19.7% in June 2013, to 10.9% in March and 2.1% in November of 2014. It steadily rose afterward for 13 consecutive months reaching 6.2% in December 2015 and hovered mostly between 5.0% and 6.0% during the following 25 months. Starting from February 2018, the year-over-year change started noticeably increasing again with the vast majority staying in the 6.0-8.0% range during the following 26 months. In February 2021, Phoenix reported a 17.4% year-over-year price increase marking a significant departure from the home pricing stability the State has experienced since 2015. The year-over-year price change has continued to increase, with Phoenix reporting 20.0% for March 2021.

#### **Chart 4: S&P CoreLogic Case-Shiller Home Price Index for Phoenix Metro Area**

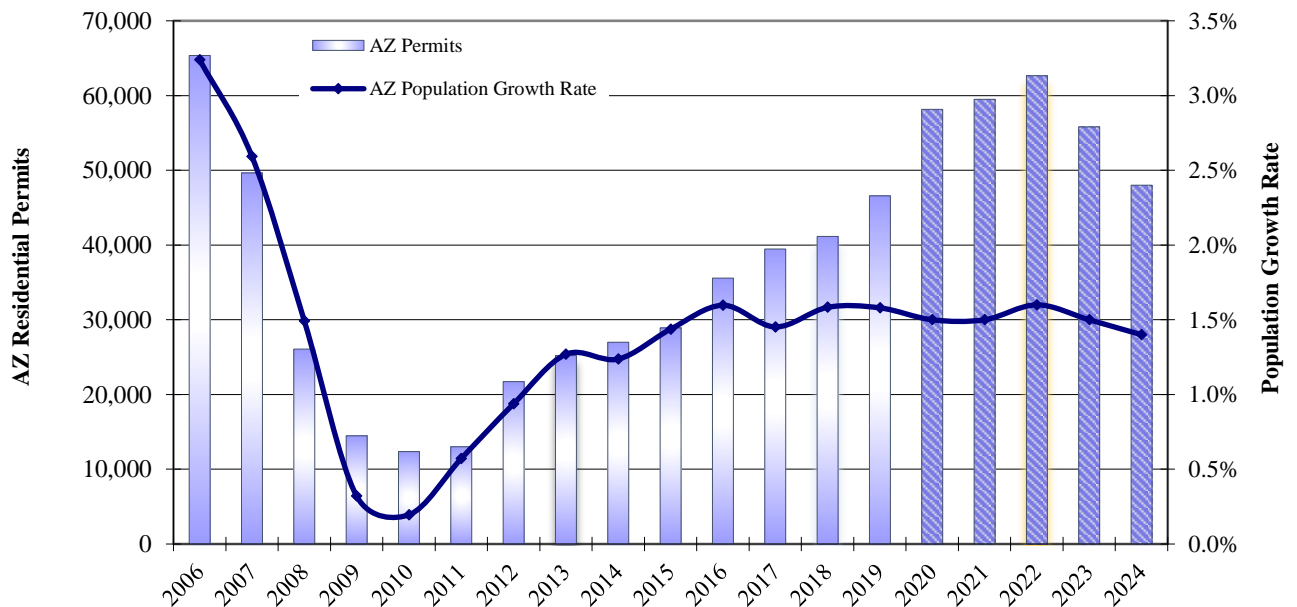


### Projected Residential Permit and State Population Growth

Housing construction typically has a close, if not perfect, relationship with the State's population growth (Chart 5). The intercensal population estimates for Arizona produced by the *Arizona State Demographer's Office* show that the population growth rate continued on a declining curve as the housing downturn progressively unfolded. It sank to the lowest point of 0.2% in 2010, followed by an overall ascending trend during 2011-2016, probably due to the rapid absorption of housing inventories and the subsequent improvement of the housing market. It has since stayed at the level of 1.5%–1.6%. The COVID-19 pandemic resulted in a trend in which housing construction increased dramatically. As a result of the ongoing health crisis, people spent more time at home leading many families to seek new housing arrangements. This demand created a surge in new housing construction within the State with 2020 permit issuance rising towards pre-recession levels. Arizona economists don't see the current housing market as a bubble but do believe the current construction levels are not sustainable for the State (*April 2021 JLBC Finance Advisory Committee*).



**Chart 5: Actual and Projected New Residential Permits Compared with Estimated and Projected Population Growth Rates**



**Sources:**

Residential Permits—Actual numbers from *U.S. Census, Building Permits; Permits by State - Annual* are used for 2006–2012, and projected numbers from *Economic Forecast Data, Arizona’s Economy, University of Arizona*, Spring 2021 for 2021–2024.

Population—Estimates from *Arizona State Demographer’s Office* (<https://population.az.gov/>) are used for 2006–2020, and projected numbers from *Economic Forecast Data, Arizona’s Economy, University of Arizona*, Spring 2021 for 2021–2024.

### *Arizona School District ADM*

In this section, we present an overview of how the Arizona school district ADM has trended since the dramatic downturn in the housing market.

During 2006-2011, the meltdown of the housing market, the ensuing weak economy, the slowdown in population growth, and the enrollment increase in the charter school sector led to the deceleration of school district ADM growth. The district ADM growth rate turned negative in FY 2009 and reached -1.7% in FY 2011, resulting in the closure of some district schools. After further decreases during FY 2012 and FY 2013, the statewide school district ADM experienced a major loss of over 33,220 in FY 2014, a decline of 3.7% from a year earlier. The ADM gained slightly in FY 2015 and grew by over 31,430 in FY 16, a 3.7% increase from the previous year. The district ADM continued the upward trend by adding over 1,820 in FY 2017; however, the growth turned negative in the following year and the loss accelerated in FY 2019 with the ADM declining by approximately 8,275, staying at a similar level for FY 2020. This year, due to the spread of COVID-19, statewide closure of schools, and resulting effects on K-12 education led to a steeper deceleration of school district ADM with a decline by about 49,848 according to the provisional 100-day

projected ADM released by the *Arizona Department of Education* (Table 2).

**Table 2: ADM growth in school districts and charter schools**

	School Districts		Charter Schools		Total	
Fiscal Year	100-day ADM*	Growth Rate	100-day ADM *	Growth Rate	100-day ADM*	Growth Rate
FY 2011	899,488	-1.7%	121,322	8.4%	1,020,810	-0.6%
FY 2012	893,317	-0.7%	133,815	10.3%	1,027,132	0.6%
FY 2013	890,529	-0.3%	145,199	8.5%	1,035,728	0.8%
FY 2014	857,303	-3.7%	189,099	30.2%	1,046,403	1.0%
FY 2015	858,303	0.1%	198,248	4.8%	1,056,550	1.0%
FY 2016	889,737	3.7%	173,884	-12.3%	1,063,620	0.7%
FY 2017	891,559	0.2%	180,017	3.5%	1,071,576	0.7%
FY 2018	889,720	-0.2%	190,200	5.7%	1,079,920	0.8%
FY 2019	881,446	-0.9%	201,404	5.9%	1,082,849	0.3%
FY 2020	881,163	0.0%	208,114	3.3%	1,089,277	0.6%
FY2021	831,315	-5.7%	215,947	3.8%	1,047,262	-3.9%
Annualized Growth Rate 2011-2021		-0.8%		5.9%		0.3%

\* Source: ADM data from ADE's LEA information request website run on 05/26/2021:

<http://www.ade.az.gov/schoolfinance/forms/LEAQuery/InformationRequest.aspx> (counting pre-school students with disabilities and kindergarten students as one-half). The ADM counts for accommodation school districts and online schools are included.

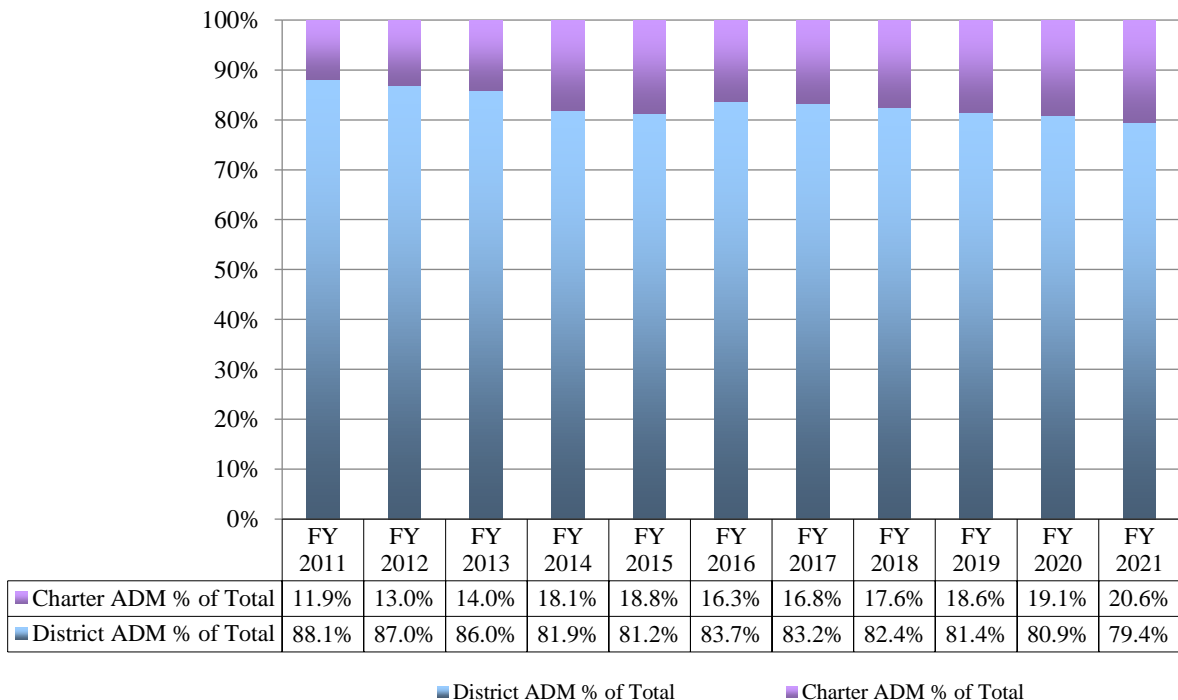
The significant district ADM loss in FY 2014 resulted largely from the conversion of district schools to charter schools. Charter students are not included in district ADM for SFB purposes. During the year, sixty schools from twenty school districts were converted or designated as charters. However, per Laws 2014, Second Regular Session, Chapter 16, Section 1 (HB 2711), district-sponsored charter schools that started after June 30, 2013 and before July 1, 2014 reverted to district schools by June 30, 2015. As a result, most of the students attending these schools became district students again in FY 2016, contributing to the 3.7% ADM growth. Subsequently, Laws 2016, Second Regular Session, Chapter 124 (HB 2707) repealed school districts' authority to sponsor charter schools, and the rest of the district-sponsored charter schools that started before June 30, 2013 reverted to district schools in FY 2017, resulting in a further increase of 0.2% in the district ADM.

#### Enrollment of District Schools vs. Charter Schools

During the past decade, the total district ADM has declined by an annualized rate of 0.8% (Table 2). In contrast, charter school enrollment has grown significantly. Its ten-year annualized growth rate stands at 5.9%. While the district ADM has experienced a considerable loss of over 68,173 during the last decade, charter schools have gained over 94,625, exceeding 208,100 ADM in FY 2020 and jumping to 215,947 in FY 2021 (for a breakdown of online and non-online ADM see Exhibit I). The rise in charter school ADM was accelerated this year due to the spread of COVID-19 and the resulting effects on

district schools with more charter schools across the state offering in-person instruction five days a week while school districts generally remained virtual with limited in-person services available largely in accordance with local and state health departments. Chart 6 presents the percentage of district school students compared to charter school students for K-12 public education during the past decade. In FY 2011 the charter school ADM accounted for 11.9% of the public education system; in FY 2021 the number increased to 20.6%.

**Chart 6: ADM Percentage of District Schools and Charter Schools**



Source: ADM data from ADE's LEA information request website run on 05/26/2021:  
<http://www.ade.az.gov/schoolfinance/forms/LEAQuery/InformationRequest.aspx>. The ADM counts for accommodation school districts and online schools are included in the computation.

### Growing Districts vs. Declining Districts

Excluding nine accommodation school districts, there are 208 school districts that enrolled students in FY 2021 according to ADE's 100-day projected ADM counts as of May 26, 2021. Among these districts, 33 experienced ADM growth and 175 had declining ADM (Table 3). For every 10 districts whose ADM is declining, there are currently 2 that are growing, as compared to 5.5 growing districts for every 10 declining districts in FY 2011. Table 4 lists Arizona's top ten growing and declining districts, in terms of ADM, between FY 2020 and FY 2021.

**Table 3: Number of districts that gained or lost ADM during FY 2011–FY 2021**

	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21
# Growing Districts	77	88	87	90	105	99	95	92	87	98	33
# Declining Districts	140	130	130	118	101	109	112	115	120	109	175
Gain/Loss Ratio	0.55	0.68	0.67	0.76	1.04	0.91	0.85	0.80	0.73	0.90	0.19

Sources: ADM data from ADE’s LEA information request website 5/26/2021:

(<http://www.ade.az.gov/schoolfinance/forms/LEAQuery/InformationRequest.aspx>). ADM counts for online schools are excluded from the computation. Starting with FY 14, accommodation school districts are excluded as per the amended A.R.S § 15-2041

**Table 4: Top 10 districts that lost ADM and top 10 districts that gained ADM between FY 2020 and FY 2021**

(Descriptive statistics on statewide district ADM included)

District	FY 20 100-day ADM	FY 21 100-day ADM	ADM Change FY 20 to FY 21
Top 10 Districts in ADM Decline			
Mesa Unified District	58,731	54,926	-3,805
Chandler Unified District	44,513	41,513	-3,000
Gilbert Unified District	33,150	30,388	-2,762
Tucson Unified District	42,121	39,413	-2,708
Deer Valley Unified District	32,227	29,722	-2,505
Glendale Elementary District	10,812	8,344	-2,468
Washington Elementary School District	21,081	19,277	-1,804
Paradise Valley Unified District	29,535	27,784	-1,751
Scottsdale Unified District	21,554	19,819	-1,735
Amphitheater Unified District	12,782	11,053	-1,729
Top 10 Districts in ADM Growth			
Queen Creek Unified District	8,657	9,669	1,012
Miami Unified District	948	1,255	307
Buckeye Union High School District	4,499	4,709	210
Saddle Mountain Unified School District	2,056	2,232	176
Maricopa Unified School District	7,176	7,334	158
Glendale Union High School District	16,125	16,233	108
Agua Fria Union High School District	8,301	8,393	92
Pima Unified District	924	958	34
Mayer Unified School District	472	501	29
Peach Springs Unified District	134	155	21
Descriptive Statistics on Statewide District ADM			

Minimum of District ADM	1	3	2
Maximum of District ADM	58,731	54,926	-3,805
Mean (Avg.) of District ADM	4,083	3,849	-234
Median of District ADM	936	883	-53
Median of District ADM Growth			-40

Source: ADM data from ADE's LEA information request website run on 05/26/21:

<http://www.ade.az.gov/schoolfinance/forms/LEAQuery/InformationRequest.aspx>. ADM counts for online schools and accommodation districts are excluded.

### Actions Taken by State Government Regarding Schools During the COVID-19 Pandemic

On March 15, 2020 Governor Doug Ducey and Superintendent of Public Instruction Kathy Hoffman announced the statewide closure of Arizona schools for a two-week period, eventually announcing an extension through the end of the school year on March 30, 2020, shifting most instruction to a virtual, distanced modality. In addition to these changes, Governor Ducey signed legislation that included holding letter grades harmless, suspending statewide testing requirements, ensuring school days are not extended into the summer, and requiring learning opportunities to continue for students. On June 1, 2020, the Arizona Department of Education announced guidance for schools to re-open including screening students upon entry, requiring face coverings, and smaller class sizes. On March 3, 2021, Governor Ducey signed an executive order requiring schools to offer in-person instruction by March 15<sup>th</sup>.

### COVID-19 Pandemic Effect on ADM

The COVID-19 pandemic resulted in a steep decline in ADM statewide. District schools saw a 5.7% decline in ADM over the year with the largest decline being found in elementary grades (*Arizona Department of Education*). In contrast, high schools saw a minimal decline in enrollment. School districts saw a decline from 881,163 to 831,315 from 2020 to 2021 while charter schools saw an increase from 208,114 to 215,947. Statewide, there was a decrease from 1,089,277 to 1,047,262—a loss of about 42,015. The state's Empowerment Scholarship Account (ESA) program has seen significant growth this year due to fewer families choosing to send their children to district schools.

### New Construction Awards

Five school districts received new construction awards during the FY 2021 capital plan cycle. Queen Creek Unified and Sahuarita Unified were awarded additional high school space. Liberty Elementary, Tanque Verde Unified, and Vail Unified were awarded elementary schools. Three additional projects were held for consideration for possible approval in next year's Capital Plan cycle. Information on these projects is available in Sections II and III of this report.

### *Conclusion*

In the first few years of the past decade, Arizona's residential housing market continued

to suffer from the historic recession. Population growth, as well as student enrollment growth, slowed down subsequently. The housing market, however, has been steadily recovering and improving. In some parts of the State, there has been new construction of residential development on a large scale. Rather than reverse the trends of increases in permits, home sales, and housing prices, the COVID-19 pandemic caused significant growth in the Arizona housing market. While the state's population, housing permits, and home sales are increasing, district enrollment is in decline. While this decline has been present for most years in the past decade, there was a spike last year in both the number of districts seeing reductions in ADM and the degree of those reductions. While the full extent to which the COVID-19 pandemic impacts the Arizona economy is yet to be determined at this time, the SFB will continue to closely monitor the broader context of economic, social, and demographic environments, the condition of the housing market, trends of population growth, and changes in ADM to best plan for new school construction projects.

## Exhibit I

### ADM growth in school districts and charter schools (non-online)

	School Districts		Charters Schools		Total (non-online)	
Fiscal Year	100-day ADM *	Growth rate	100-day ADM *	Growth rate	100- day ADM*	Growth rate
FY 2010	913,935	-0.9%	100,622	8.6%	1,014,557	0.0%
FY 2011	898,768	-1.7%	108,254	7.6%	1,007,021	-0.7%
FY 2012	892,471	-0.7%	119,403	10.3%	1,011,874	0.5%
FY 2013	889,434	-0.3%	130,891	9.6%	1,020,324	0.8%
FY 2014	856,127	-3.7%	179,409	37.1%	1,035,536	1.5%
FY 2015	856,953	0.1%	184,197	2.7%	1,041,150	0.5%
FY 2016	888,470	3.7%	159,179	-13.6%	1,047,649	0.6%
FY 2017	890,284	0.2%	164,389	3.3%	1,054,673	0.7%
FY 2018	888,086	-0.2%	173,819	5.7%	1,061,905	0.7%
FY 2019	879,708	-0.9%	183,902	5.8%	1,063,610	0.2%
FY 2020	879,712	0.0%	190,478	3.6%	1,070,190	0.6%
FY 2021	831,315	-5.50%	215,947	13.37%	1,047,262	-2.14%

### ADM growth in school districts and charter schools (online)

	School Districts		Charter Schools		Total (online)	
Fiscal Year	100-day ADM *	Growth rate	100-day ADM *	Fiscal Year	100-day ADM *	Growth rate
FY 2010	795	-10.0%	11,322	5.7%	12,116	4.5%
FY 2011	720	-9.4%	13,069	15.4%	13,789	13.8%
FY 2012	846	17.5%	14,412	10.3%	15,258	10.7%
FY 2013	1,096	29.4%	14,308	-0.7%	15,404	1.0%
FY 2014	1,176	7.4%	9,691	-32.3%	10,867	-29.5%
FY 2015	1,350	14.7%	14,050	45.0%	15,400	41.7%
FY 2016	1,266	-6.2%	14,704	4.7%	15,971	3.7%
FY 2017	1,275	0.6%	15,628	6.3%	16,902	5.8%
FY 2018	1,633	28.1%	16,381	4.8%	18,015	6.6%
FY 2019	1,738	6.4%	17,502	6.8%	19,239	6.8%
FY 2020	1,451	-16.5%	17,636	0.8%	19,087	-0.8%
FY 2021	20,594	1,319.32%	29,992	70.06%	50,586	165.03%

\* Source: ADM data from ADE's LEA information request website run on 06/07/21:

<http://www.ade.az.gov/schoolfinance/forms/LEAQuery/InformationRequest.aspx> (using the same criteriaccounting pre-school and kindergarten enrollment as one-half for district schools).



## Board Approved Projects



Projects Held for Consideration for Approval in FY 2022

### Projects Held for Consideration Currently Scheduled for Approval in FY 2022

<b>District</b>	<b>Project Number</b>	<b>Project Type</b>	<b>Grade Level</b>	<b>Square Feet</b>	<b>Student Capacity</b>	<b>County</b>	<b>Formula Funding *</b>	<b>Estimated Construction Timeframe</b>
Nadaburg Unified	070381000-9999-007N	New School	9-12	67,000	558	Maricopa	\$13,831,480	1-2 Years
Pima Unified District	050206000-9999-003N	New School	7-12	25,399	228	Graham	\$5,255,561	1-2 Years
Yuma Union High	140570000-9999-005N	New School	9-12	100,000	1,064	Yuma	\$20,090,000	1-2 Years
							<b>\$39,177,041</b>	

\* Does not include land or specific site conditions. Based on funding per square foot approved by JLBC on 12/16/20.

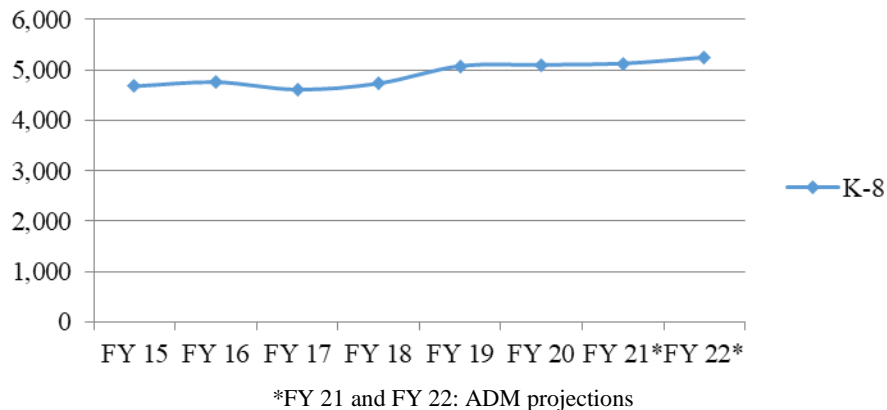
Backup Information used in FY 2021 Capital Plan Cycle

## Buckeye Elementary School District

### District Overview

Buckeye Elementary District is located approximately 30 miles west-southwest of downtown Phoenix. Interstate 10 passes through the north end of the district. Buckeye was a predominately agricultural area until the mid-2000's. The residential development boom in the West Valley made Buckeye Elementary a rapidly growing district between FY 05 and FY 08. The district currently has seven K-8 schools, and is in the process of building an additional school with local funds.

### District ADM History Chart



### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

## **Buckeye Elementary School District**

Buckeye Elementary School District is located in the City of Buckeye in Western Maricopa County. The City of Buckeye is the second-fastest growing city in the US.<sup>1</sup> The city's population has been consistently growing and residents represent a strong middle-class demographic. In addition, the average household income is expected to increase by over \$15,000 in the next five years.<sup>2</sup> Buckeye was founded as an agricultural economy and is among the largest producers of Pima cotton in the state.<sup>3</sup> In the last few years, the city has experienced substantial diversification in its economy moving towards different industries, such as:

- Manufacturing, Distribution, and Logistics
- Retail
- Higher Education
- Healthcare and Healthcare Technologies

The City of Buckeye offers funding opportunities for businesses wanting to use existing commercial properties through the Economic Development Catalyst Program. The program has offered up to \$50,000 of city funding (per project) toward improvement costs and assisted a total of 28 businesses over the last five years.<sup>4</sup>

Moreover, the city of Buckeye receives the Community Development Block Grant, through an agreement with Maricopa County. The CDBG program provides funding for infrastructure development and has supported around six projects in the past. Some of these projects include improvements in pedestrian sidewalks, waterline rehabilitation, etc.<sup>5</sup> Another new community development program, Opportunity Zones, is designed to encourage long-term investment in qualifying census tracts. Buckeye has three census tracts designated as Opportunity Zones.<sup>6</sup> The program intends to provide incentives for investing in these zones to foster economic development. Recently, Microsoft founder Bill Gates purchased 2,800 acres near Buckeye with plans of building a planned smart city, currently being called Belmont. The city plan includes the construction of housing, schools, offices, and retail stores.<sup>7</sup>

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<sup>1</sup> United States Census Bureau. (2020, May 21). *Southern and western regions experienced rapid growth this decade*. <https://www.census.gov/newsroom/press-releases/2020/south-west-fastest-growing.html>

<sup>2</sup> City of Buckeye. (2020, January). *Population and demographics*. <https://www.growbuckeye.com/research-data/population-demographics>

<sup>3</sup> Arizona Commerce Authority. (2018, October 1). *Community profile for Buckeye*. <https://www.azcommerce.com/a/profiles/ViewProfile/36/Buckeye/>

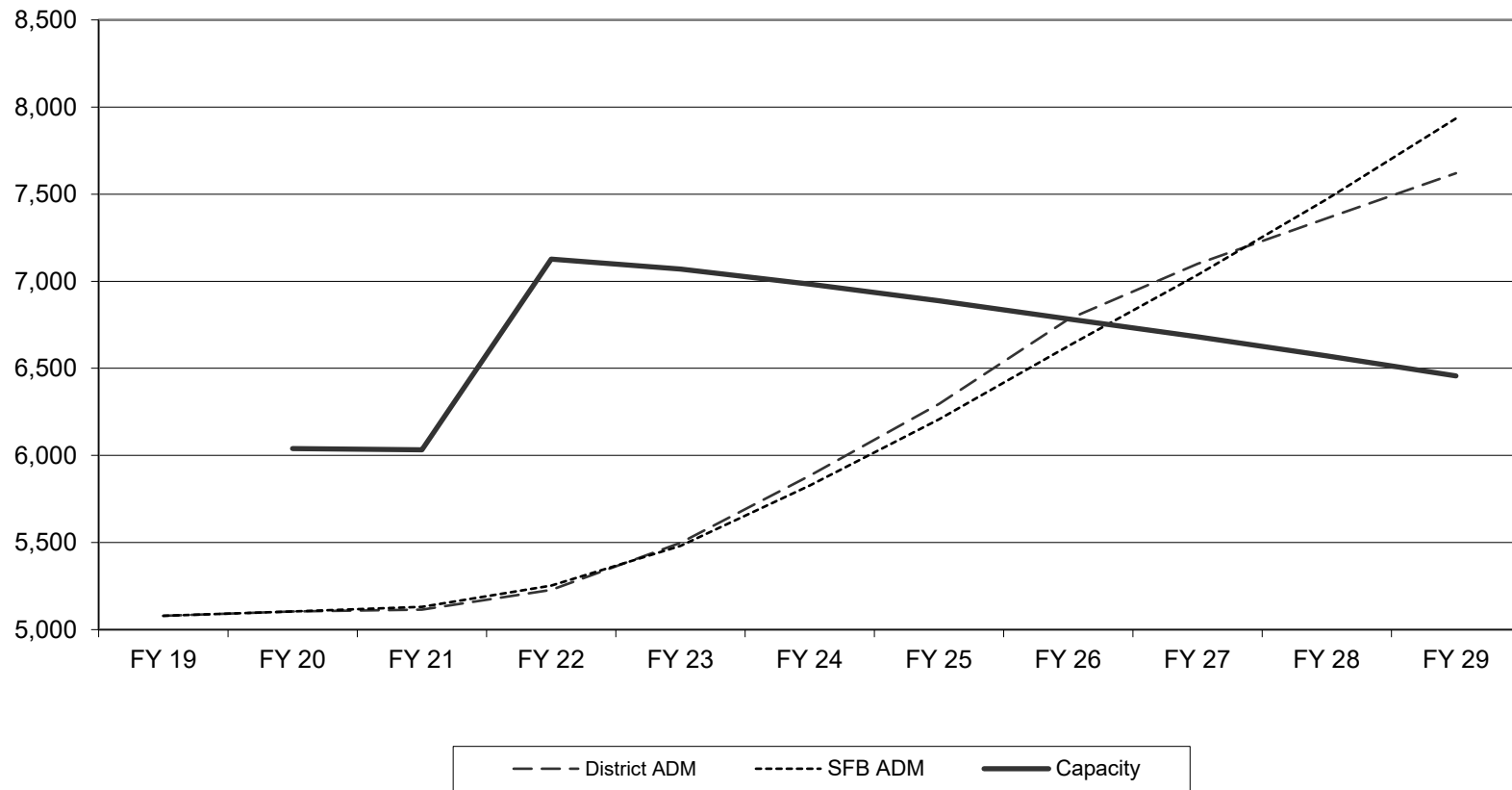
<sup>4</sup> City of Buckeye. (n.d.). *Catalyst program*. Retrieved February 16, 2020 from <https://www.growbuckeye.com/why-buckeye/catalyst-program>

<sup>5</sup> City of Buckeye. (n.d.). *Community Development Block Grant (CDBG) program*. Retrieved February 16, 2020 from <https://www.buckeyeaz.gov/business/development-services/planning-zoning/cdbg>

<sup>6</sup> City of Buckeye. (n.d.). *Opportunity Zones*. Retrieved February 16, 2020 from <https://www.growbuckeye.com/research-data/opportunity-zones>

<sup>7</sup> Borland, Kelsi Maree. (2020, March 5). An update on Bill Gates' new smart city in Arizona. *GlobeSt*. <https://www.globest.com/2020/03/05/an-update-on-bill-gates-new-smart-city-in-arizona/?slreturn=20210116124938>

K-8 Graph  
Buckeye Elementary District



K-8	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
District ADM	5,079	5,104	5,115	5,228	5,499	5,884	6,296	6,781	7,100	7,362	7,620
SFB ADM	5,079	5,104	5,130	5,252	5,481	5,827	6,207	6,628	7,036	7,472	7,934
Capacity		6,039	6,032	7,127	7,070	6,983	6,888	6,783	6,681	6,572	6,456



# S C H O O L   F A C I L I T I E S   B O A R D

## 2021 New Construction Analysis Buckeye Elementary District CTD – 070433 (K-8)

### District New Construction Request

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
					K-8 for 950 (011N)		

**Staff Notes Regarding District's Request:** Project 011N was held for consideration last year for 950 students to open in FY 26. The district does not have any vacant parcels in SFB inventory and may need to acquire land for this anticipated future growth.

### Staff Recommendation for March 3, 2021

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
						K-8 for 950 (011N) *	

**Note:** The actual capacity of a 950-student K-8 school in this district is 1,097 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 15-2041 D. (2). Subject to change in future review.**

**New Construction Analysis  
Buckeye Elementary District  
K - 8**

<b>K-8</b>	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Existing Capacity (1)	5,905	5,905	5,905	5,905	5,905	5,905	5,905	5,905	5,905	5,905
District-funded Capacity (2)	134	128	1,222	1,165	1,078	983	878	776	667	552
<b>Total Student Capacity</b>	<b>6,039</b>	<b>6,032</b>	<b>7,127</b>	<b>7,070</b>	<b>6,983</b>	<b>6,888</b>	<b>6,783</b>	<b>6,681</b>	<b>6,572</b>	<b>6,456</b>

<b>District's ADM Projections</b>	<b>5,104</b>	<b>5,115</b>	<b>5,228</b>	<b>5,499</b>	<b>5,884</b>	<b>6,296</b>	<b>6,781</b>	<b>7,100</b>	<b>7,362</b>	<b>7,620</b>
ADM Growth Rate	0.5%	0.2%	2.2%	5.2%	7.0%	7.0%	7.7%	4.7%	3.7%	3.5%
Number of Students for which new space is required (3)		(917)	(1,899)	(1,571)	(1,099)	(592)	(2)	419	790	1,164

<b>SFB Recommended ADM Projections</b>	<b>5,104</b>	<b>5,130</b>	<b>5,252</b>	<b>5,481</b>	<b>5,827</b>	<b>6,207</b>	<b>6,628</b>	<b>7,036</b>	<b>7,472</b>	<b>7,934</b>
ADM Growth Rate	0.5%	0.5%	2.4%	4.4%	6.3%	6.5%	6.8%	6.2%	6.2%	6.2%
Number of Students for which new space is required (3)		(902)	(1,875)	(1,589)	(1,156)	(681)	(155)	355	900	1,478

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 15-2011 E.6. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**MARCH 3, 2021 STAFF RECOMMENDATION**

The staff recommendation is to:

*Hold for consideration for possible future funding per A.R.S. 15-2041 D (2):*

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
011N - New School	K-8	950	92.4	87,780	1,097	FY 27

ADM Projections  
Buckeye Elementary District

2/25/2021

<b>District Provided ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 8	5,079	5,104	5,115	5,228	5,499	5,884	6,296	6,781	7,100	7,362	7,620
% change		0.5%	0.2%	2.2%	5.2%	7.0%	7.0%	7.7%	4.7%	3.7%	3.5%

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<b>SFB ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 8	5,079	5,104	5,130	5,252	5,481	5,827	6,207	6,628	7,036	7,472	7,934
% change		0.5%	0.5%	2.4%	4.4%	6.3%	6.5%	6.8%	6.2%	6.2%	6.2%

Assumptions:

FY 19 and FY 20 are actual based on information received from ADE. FY 21 through FY 29 based on cohort survival and residential development.

<b>SFB ADM Forecast - Last Year</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 8	5,079	5,123	5,267	5,489	5,775	6,138	6,501	6,890	7,223	7,572	7,917
% change		0.9%	2.8%	4.2%	5.2%	6.3%	5.9%	6.0%	4.8%	4.8%	4.6%

ADM History  
 Buckeye Elementary District

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	5-Year Average
<b>K - 8</b>	4,680	4,761	4,613	4,734	5,079	5,104	
<b>% change</b>		1.7%	-3.1%	2.6%	7.3%	0.5%	1.8%

## Square Footage and Capacity by School

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Buckeye Elementary School	107,557	30,213	77,344	1,774	75,570	88.5	854
Replacement space funded through Deficiency Corrections	36,077	0	36,077	0	36,077	88.5	408
District-funded SF added to Buckeye Elementary	1,415	1,415	0	0	0	88.5	0
SFB-funded Bales Elementary	73,920	0	73,920	NA	73,920	80.9	914
District-funded SF added to Bales	12,986	9,130	3,856	386	3,470	88.5	39
SFB-funded Sundance Elementary (2)	75,112	0	75,112	NA	75,112	80.9	928
District-funded SF added to Sundance	10,790	10,790	0	0	0	80	0
SFB-funded Westpark	73,920	0	73,920	NA	73,920	80.9	914
SFB-funded Steven Jasinski	73,920	0	73,920	NA	73,920	80	924
District-funded SF added to Steven Jasinski	6,552	6,552	0	0	0	80	0
SFB-funded Inca	73,920	0	73,920	NA	73,920	80	924
Marionneaux Elementary School (opened August 2017) (3)	84,931	74,183	10,748	NA	10,748	80	134
Buckeye Preschool	23,396	23,396	0	NA	0	80	0
<b>Total K-8 Square Footage</b>	<b>654,496</b>	<b>155,679</b>	<b>498,817</b>	<b>2,160</b>	<b>496,657</b>		<b>6,039</b>
(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 15-2011 depending on the type of square footage.							
(2) Originally approved for 73,920 SF, but project was designed for 75,112 SF within SFB budget. Entire amount funded by SFB is included in capacity analysis.							
(3) See Local Funds page for excluded area which varies by year based on ADM.							
Note: SFB-funded schools are not adjusted for interior corridors.							

Local Funds Report  
Buckeye Elementary District

2/25/2021

K-8 Square Footage	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Addition to Bales (FY 07)	9,130									
Addition to Sundance (FY 07)	10,790									
Buckeye El bldg. 1025 (FY 10)	1,415									
Steven Jasinski bldg. 1002 (FY 13)	6,552									
Marionneaux (FY 17)	84,931									
John S. McCain III Elementary School (School #8)			90,000							
Cumulative Total	112,818	112,818	202,818	202,818	202,818	202,818	202,818	202,818	202,818	202,818
ADM Projections	5,104	5,130	5,252	5,481	5,827	6,207	6,628	7,036	7,472	7,934
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	102,080	102,605	105,042	109,613	116,540	124,139	132,552	140,724	149,435	158,688
Square Footage to be built in excess of 25% threshold (1)	10,738	10,213	97,776	93,205	86,278	78,679	70,266	62,094	53,383	44,130
Capacity of excess square footage	134	128	1,222	1,165	1,078	983	878	776	667	552

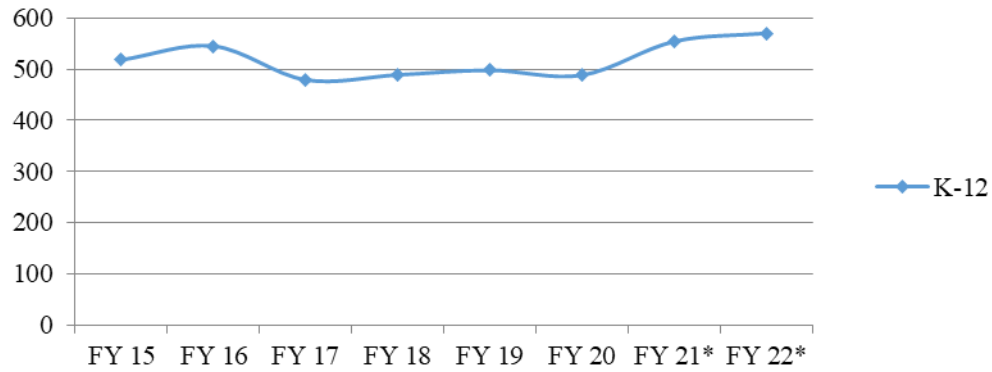
(1) per A.R.S. 15-2011 E.6.

## Colorado City Unified School District

### District Overview

Colorado City Unified School District is located at the northeastern part of Mohave County. It covers approximately 835 square miles, bordered by Utah on the north. The district currently operates one K-12 school which was funded by the SFB, and one elementary school which consists of three buildings purchased and renovated by the district six years ago to accommodate its growing population.

### District ADM History Chart



\*FY 21 and FY 22: ADM projections

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

### Colorado City Unified School District

Colorado City is located on the northern border of Arizona. The city's original economic focus of agriculture has shifted in recent years toward manufacturing and regional construction, with the school district as the largest single employer.<sup>1</sup> The neighboring community of Hildale, Utah is an integral part of Colorado City's economy. While Hildale consists of many industrial activities, Colorado City relies on commercial retail. The twin cities, also known as "Short Creek," are working to attract new businesses and promote outdoor recreation. Given its location as a border city south of Zion National Park and central to several other scenic attractions, Colorado City is also an important area for tourism. Moreover, a recent expansion of the Empowerment Scholarship Account (ESA) allows for the program's funding to be used for private schools within two miles of the Arizona border, significantly impacting the community due to the proximity of private schools in Hildale.<sup>2</sup> Despite these factors, the school district's enrollment experienced growth in recent years. From 2017 to 2018, employment in Colorado City grew at a rate of 2.13 percent.<sup>3</sup> Colorado City has shifted its principal economic activities and remains intertwined with its neighboring communities, creating prospects for business development and economic growth into the future.

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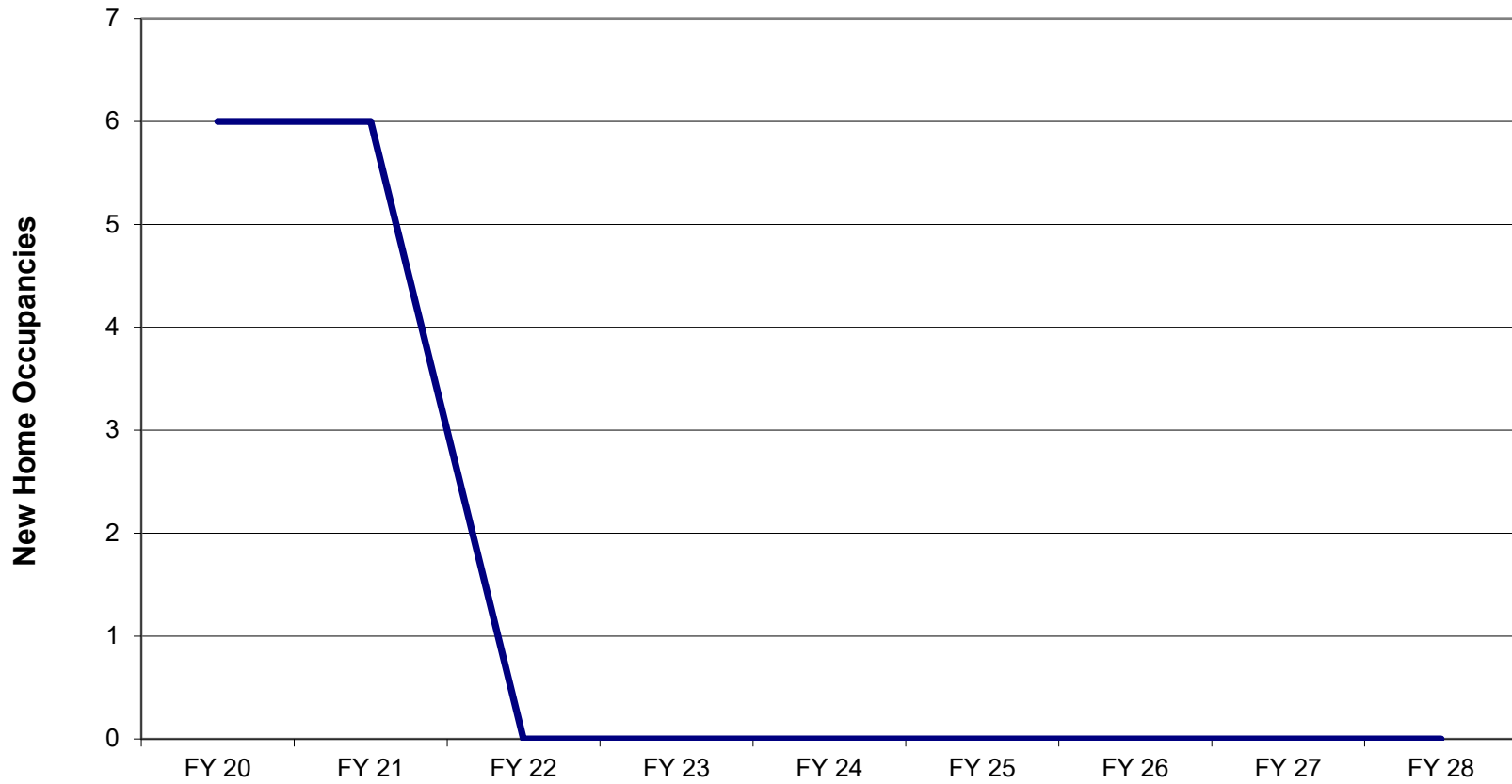
<sup>1</sup> Arizona Commerce Authority. (2018, October 1). *Community profile for Colorado City*. <https://www.azcommerce.com/a/profiles/ViewProfile/105/Safford/>

<sup>2</sup> Kimbel-Sannit, A. and Rosenblatt, D. (2020, February 13). Utah students could benefit from proposed Arizona voucher expansion. *Arizona Capitol Times*. <https://azcapitoltimes.com/news/2020/02/13/utah-students-could-benefit-from-proposed-arizona-voucher-expansion/>

<sup>3</sup> Data USA. (n.d.). *Colorado City, AZ*. Retrieved March 23, 2021 from <https://datausa.io/profile/geo/colorado-city-az>



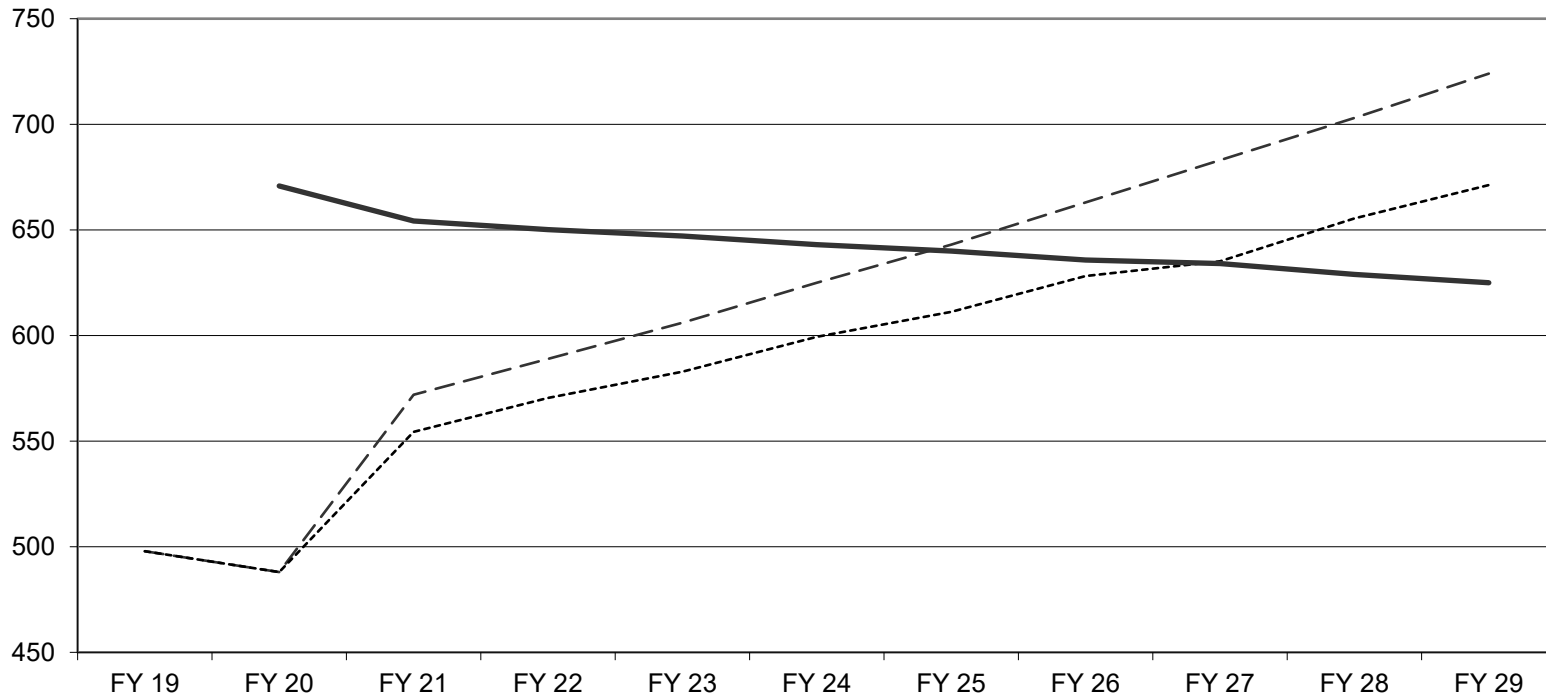
New Home Occupancies (1)  
Colorado City Unified District



(1) As provided by the District.

FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
6	6	0	0	0	0	0	0	0	12

K-12 Graph  
Colorado City Unified District



--- District ADM    ..... SFB ADM    — Capacity

K-12	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
District ADM	498	488	572	589	606	625	643	663	683	703	724
SFB ADM	498	488	554	570	583	599	611	628	635	655	671
Capacity		671	654	650	647	643	640	636	634	629	625

# S C H O O L   F A C I L I T I E S   B O A R D

## 2021 New Construction Analysis Colorado City Unified District CTD – 080214 (K-12)

### District New Construction Request

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
					K-12 for 149 students (002N)		

**Staff Notes Regarding District's Request:** Project 002N was held for consideration last year for 149 students to open in FY 26. The district owns a site for this project.

### Staff Recommendation for April 7, 2021

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
						K-12 for 149 students (002N) *	

**Note:** The actual capacity of a 149-student K-12 school in this district would be 166 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 15-2041 D. (2). Subject to change in future review.**

**New Construction Analysis  
Colorado City Unified District  
K - 12**

<b>K-12</b>	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Existing Capacity (1)	526	526	526	526	526	526	526	526	526	526
District-funded Capacity (2)	145	128	124	121	117	114	110	108	103	99
<b>Total Student Capacity</b>	<b>671</b>	<b>654</b>	<b>650</b>	<b>647</b>	<b>643</b>	<b>640</b>	<b>636</b>	<b>634</b>	<b>629</b>	<b>625</b>

<b>District's ADM Projections</b>	<b>488</b>	<b>572</b>	<b>589</b>	<b>606</b>	<b>625</b>	<b>643</b>	<b>663</b>	<b>683</b>	<b>703</b>	<b>724</b>
ADM Growth Rate	-2.0%	17.2%	3.0%	2.9%	3.1%	2.9%	3.1%	3.0%	2.9%	3.0%
Number of Students for which new space is required (3)		(82)	(61)	(41)	(18)	3	27	49	74	99

<b>SFB Recommended ADM Projections</b>	<b>488</b>	<b>554</b>	<b>570</b>	<b>583</b>	<b>599</b>	<b>611</b>	<b>628</b>	<b>635</b>	<b>655</b>	<b>671</b>
ADM Growth Rate	-2.0%	13.6%	2.9%	2.2%	2.8%	2.0%	2.8%	1.1%	3.2%	2.4%
Number of Students for which new space is required (3)		(100)	(80)	(64)	(44)	(29)	(8)	1	27	46

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 15-2011 E.6. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**APRIL 7, 2021 STAFF RECOMMENDATION**

The staff recommendation is to:

*Hold for consideration for possible future funding per A.R.S. 15-2041 D (2):*

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
002N - New school	K-12	149	105.68	15,746	166	FY 27

ADM Projections  
Colorado City Unified District

4/2/2021

<b>District Provided ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 12	498	488	572	589	606	625	643	663	683	703	724
% change		-2.0%	17.2%	3.0%	2.9%	3.1%	2.9%	3.1%	3.0%	2.9%	3.0%

<b>SFB ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 12	498	488	554	570	583	599	611	628	635	655	671
% change		-2.0%	13.6%	2.9%	2.2%	2.8%	2.0%	2.8%	1.1%	3.2%	2.4%

Assumptions:

FY 19 and FY 20 are actual based on information received from ADE. FY 21 through FY 29 based on cohort survival and residential development.

<b>SFB ADM Forecast - Last Year</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 12	498	466	482	509	534	570	600	641	672	707	745
% change		-6.5%	3.5%	5.5%	5.0%	6.8%	5.3%	6.8%	4.9%	5.1%	5.4%

ADM History  
Colorado City District

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	5-Year Average
<b>K - 12</b>	518	545	479	489	498	488	
<b>% change</b>		5.2%	-12.1%	2.1%	1.8%	-2.0%	-1.2%

## Square Footage and Capacity by School

### Colorado City Unified District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Cottonwood Elementary School bldg. 1006	15,784	15,784	-	NA	-	95	0
Cottonwood Elementary School bldgs. 1001, 1003, 1004 (2)	25,341	11,599	13,742	NA	13,742	95	145
Colorado City Jr High School	-	-	-	-	-	NA	0
El Capitan High School	127,470	68,084	59,386	5,939	53,447	101.6	526
<b>Total P-12</b>	<b>168,595</b>	<b>95,467</b>	<b>73,128</b>	<b>5,939</b>	<b>67,189</b>		<b>671</b>

(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 15-2011 depending on the type of square footage.

(2) See Local Funds page for excluded area which varies by year based on ADM.

Local Funds Report  
Colorado City Unified District

4/2/2021

<b>K-12 Square Footage</b>	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Cottonwood Elementary bldg. 1001	15,784									
Cottonwood Elementary bldg. 1003	6,502									
Cottonwood Elementary bldg. 1004	3,055									
Cumulative Total	25,341	25,341	25,341	25,341	25,341	25,341	25,341	25,341	25,341	25,341
ADM Projections	488	554	570	583	599	611	628	635	655	671
x Minimum adequacy factor	95	95	95	95	95	95	95	95	95	95
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	11,590	13,167	13,548	13,841	14,235	14,516	14,918	15,085	15,567	15,942
Square Footage to be built in excess of 25% threshold (1)	13,751	12,174	11,793	11,500	11,106	10,825	10,423	10,256	9,774	9,399
Capacity of excess square footage	145	128	124	121	117	114	110	108	103	99

(1) per A.R.S. 15-2011 E.6.

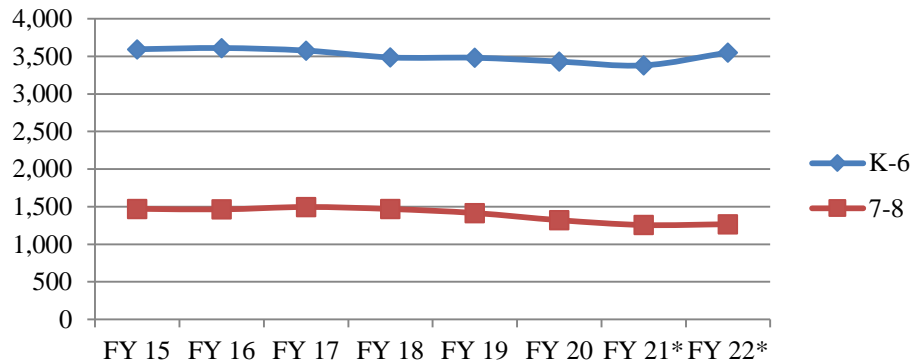


## Gadsden Elementary School District

### District Overview

Gadsden Elementary School District is located at the southwest corner of the state, bordering Mexico and California. It is within commuting distance from the City of Yuma and the City of San Luis. The district currently has seven elementary schools (K-6) and two middle schools (7-8).

### District ADM History Chart



\*FY 21 and FY 22: ADM projections

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

### **Gadsden Elementary School District**

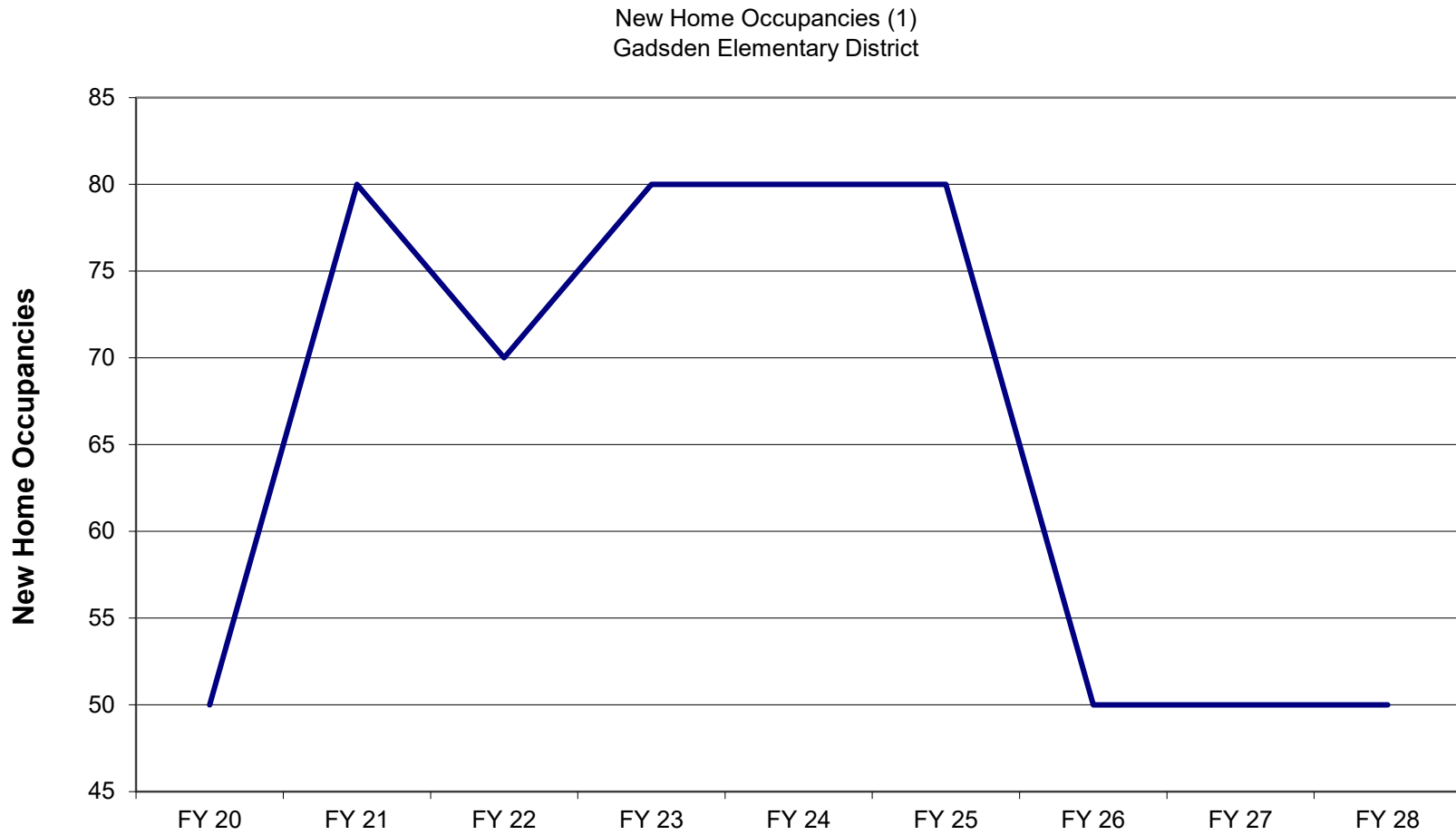
Gadsden Elementary School District is located at the southwest corner of Arizona near Yuma and the U.S.-Mexico International Border, as well as the south eastern California state border. The city resides within Yuma County and has a population of 32,279.<sup>1</sup> From 2017 to 2018, employment in San Luis, AZ grew at a rate of 3.27%, from 11,200 employees to 11,600 employees.<sup>2</sup> The largest industries in San Luis, AZ are agriculture, forestry, fishing & hunting (3,320 people), educational services (1,096 people), and health care & social assistance (1,019 people). The most common job groups, by number of people living in San Luis, AZ, are farming, fishing, & forestry occupations (2,927 people), construction & extraction occupations (929 people), and office & administrative support occupations (859 people). With access to a consumer market exceeding 53 million people within a 500-mile radius, San Luis is highly competitive for new business development. San Luis has experienced sustained population and commercial growth, making it one of Arizona's fastest growing cities.<sup>3</sup>

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<sup>1</sup> Data USA. (n.d.). *San Luis, AZ*. Retrieved March 29, 2021 from <https://datausa.io/profile/geo/san-luis-az#about>

<sup>2</sup> Ibid.

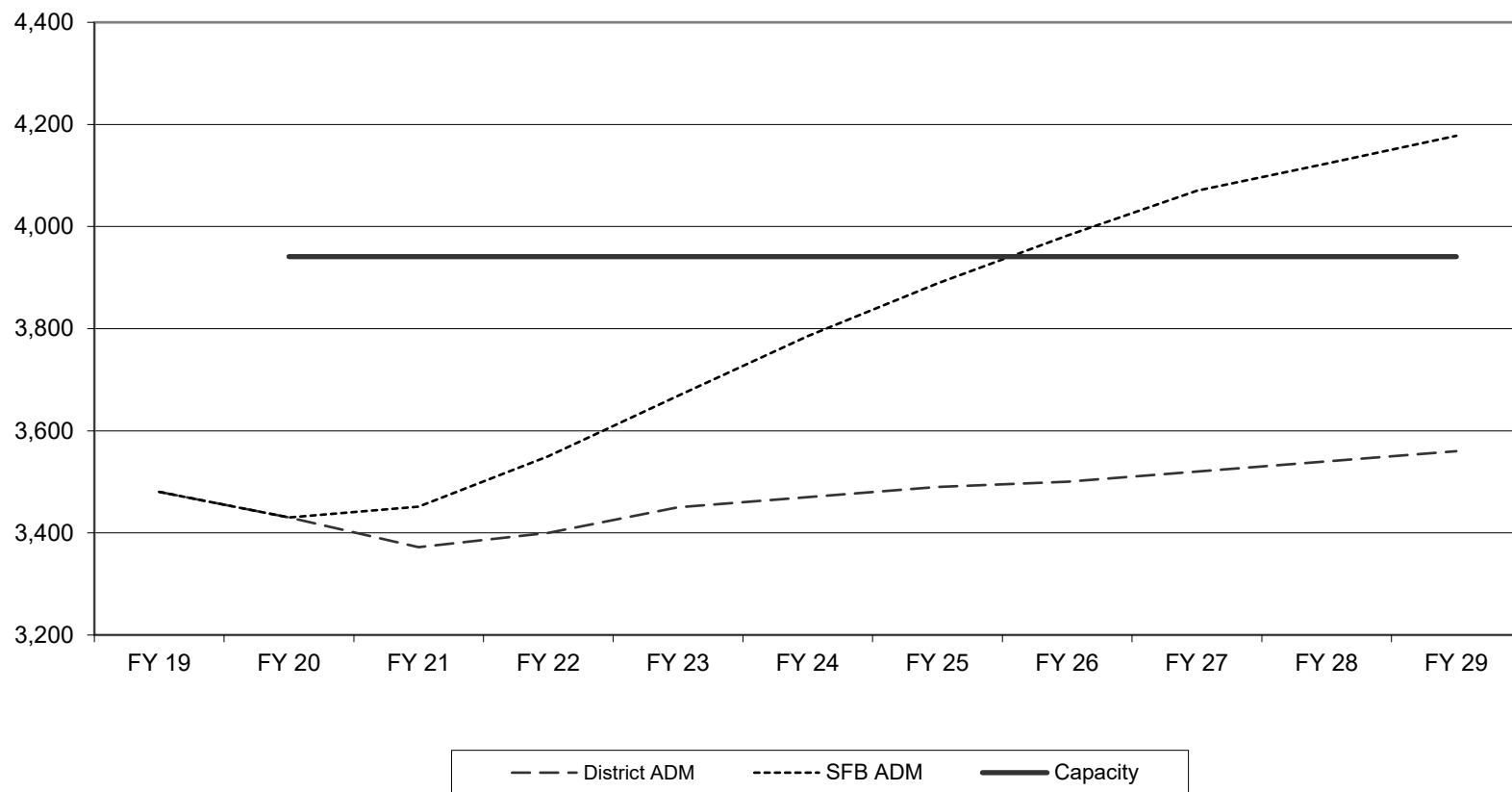
<sup>3</sup> Arizona Commerce Authority. (2018, October 1). *Community profile for San Luis*. <https://www.azcommerce.com/a/profiles/ViewProfile/107/San+Luis/>



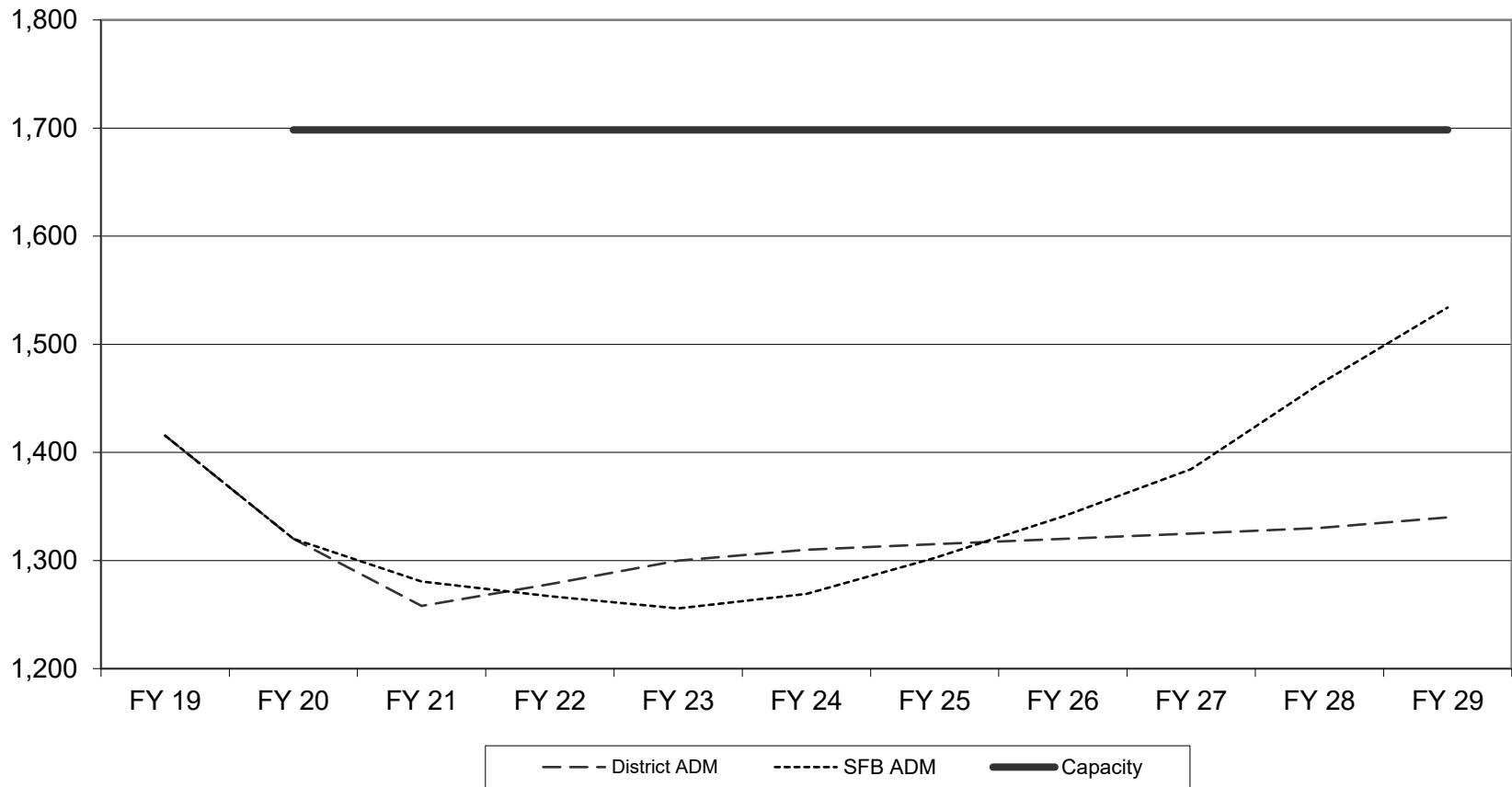
(1) As provided by the District.

FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
50	80	70	80	80	80	50	50	50	590

K-6 Graph  
Gadsden Elementary District

[illegible]

7-8 Graph  
Gadsden Elementary District

[illegible]

# S C H O O L   F A C I L I T I E S   B O A R D

## 2021 New Construction Analysis Gadsden Elementary District CTD – 140432 (K-6)

### District New Construction Request

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
						Additional space at Rio Colorado Elementary School for 638 students (009N)	

**Staff Notes Regarding District's Request:** Project 009N was held for consideration last year for 638 students to open in FY 27. The District owns land for this project.

### Staff Recommendation for April 7, 2021

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
					Additional space at Rio Colorado Elementary School for 638 students (009N) *		

**Note:** The actual capacity of a 638-student K-6 school in this district would be 718 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 15-2041 D. (2). Subject to change in future review.**

**New Construction Analysis  
Gadsden Elementary District  
K - 6**

<b>K-6</b>	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Existing Capacity (1)	3,941	3,941	3,941	3,941	3,941	3,941	3,941	3,941	3,941	3,941
<b>Total Student Capacity</b>	<b>3,941</b>	<b>3,941</b>	<b>3,941</b>	<b>3,941</b>	<b>3,941</b>	<b>3,941</b>	<b>3,941</b>	<b>3,941</b>	<b>3,941</b>	<b>3,941</b>

<b>District's ADM Projections</b>	<b>3,430</b>	<b>3,372</b>	<b>3,400</b>	<b>3,450</b>	<b>3,470</b>	<b>3,490</b>	<b>3,500</b>	<b>3,520</b>	<b>3,540</b>	<b>3,560</b>
ADM Growth Rate	-1.4%	-1.7%	0.8%	1.5%	0.6%	0.6%	0.3%	0.6%	0.6%	0.6%
Number of Students for which new space is required (2)		(569)	(541)	(491)	(471)	(451)	(441)	(421)	(401)	(381)

<b>SFB Recommended ADM Projections</b>	<b>3,430</b>	<b>3,451</b>	<b>3,550</b>	<b>3,668</b>	<b>3,785</b>	<b>3,888</b>	<b>3,982</b>	<b>4,070</b>	<b>4,123</b>	<b>4,178</b>
ADM Growth Rate	-1.4%	0.6%	2.9%	3.3%	3.2%	2.7%	2.4%	2.2%	1.3%	1.3%
Number of Students for which new space is required (2)		(490)	(391)	(273)	(156)	(53)	41	129	182	237

(1) See Square Footage and Capacity by School page.

(2) Difference between ADM projections and Total Student Capacity.

**APRIL 7, 2021 STAFF RECOMMENDATION**

The staff recommendation is to:

*Hold for consideration for possible future funding per A.R.S. 15-2041 D (2):*

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
009N - Additional space at Rio Colorado	K-6	638	90	57,420	718	FY 26

ADM Projections  
Gadsden Elementary District

4/2/2021

<b>District Provided ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 6	3,481	3,430	3,372	3,400	3,450	3,470	3,490	3,500	3,520	3,540	3,560
% change		-1.4%	-1.7%	0.8%	1.5%	0.6%	0.6%	0.3%	0.6%	0.6%	0.6%
7 - 8	1,415	1,320	1,258	1,278	1,300	1,310	1,315	1,320	1,325	1,330	1,340
% change		-6.7%	-4.7%	1.6%	1.7%	0.8%	0.4%	0.4%	0.4%	0.4%	0.8%
Total	4,896	4,750	4,630	4,678	4,750	4,780	4,805	4,820	4,845	4,870	4,900
% change		-3.0%	-2.5%	1.0%	1.5%	0.6%	0.5%	0.3%	0.5%	0.5%	0.6%

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<b>SFB ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 6	3,481	3,430	3,451	3,550	3,668	3,785	3,888	3,982	4,070	4,123	4,178
% change		-1.4%	0.6%	2.9%	3.3%	3.2%	2.7%	2.4%	2.2%	1.3%	1.3%
7 - 8	1,415	1,320	1,281	1,267	1,256	1,269	1,302	1,341	1,385	1,463	1,534
% change		-6.7%	-3.0%	-1.1%	-0.9%	1.1%	2.6%	2.9%	3.3%	5.7%	4.9%
Total	4,896	4,750	4,732	4,817	4,924	5,055	5,191	5,323	5,455	5,587	5,712
% change		-3.0%	-0.4%	1.8%	2.2%	2.7%	2.7%	2.5%	2.5%	2.4%	2.2%

Assumptions:

FY 19 and FY 20 are actual based on information received from ADE. FY 21 through FY 29 based on cohort survival and residential development.

<b>SFB ADM Forecast - Last Year</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 6	3,481	3,422	3,382	3,419	3,533	3,652	3,765	3,856	3,954	4,049	4,120
% change		-1.7%	-1.1%	1.1%	3.3%	3.4%	3.1%	2.4%	2.5%	2.4%	1.8%
7 - 8	1,415	1,308	1,222	1,156	1,147	1,153	1,162	1,210	1,264	1,297	1,346
% change		-7.6%	-6.6%	-5.4%	-0.8%	0.5%	0.8%	4.1%	4.5%	2.6%	3.8%
Total	4,896	4,730	4,604	4,575	4,680	4,805	4,928	5,066	5,219	5,346	5,466
% change		-3.4%	-2.7%	-0.6%	2.3%	2.7%	2.6%	2.8%	3.0%	2.4%	2.2%



ADM History  
Gadsden Elementary District

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	5-Year Average
<b>K - 6</b>	3,594	3,610	3,576	3,485	3,481	3,430	
<b>% change</b>		0.4%	-0.9%	-2.5%	-0.1%	-1.4%	-0.9%
<b>7 - 8</b>	1,472	1,464	1,496	1,469	1,415	1,320	
<b>% change</b>		-0.5%	2.2%	-1.8%	-3.7%	-6.7%	-2.2%
<b>Total</b>	5,066	5,074	5,072	4,954	4,896	4,750	
<b>% change</b>		0.2%	-0.1%	-2.3%	-1.2%	-3.0%	-1.3%

## Square Footage and Capacity by School

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Gadsden Elementary School (formerly Intermediate School)	71,615	24,538	47,077	1,268	45,809	85	539
Rio Colorado Elementary School (not including SFB addition)	35,542	0	35,542	0	35,542	85	418
SFB-funded addition to Rio Colorado	18,000	0	18,000	NA	18,000	80	225
San Luis Pre-School	8,400	3,360	5,040	0	5,040	85	59
Arizona Desert Elementary	68,000	0	68,000	6,800	61,200	85	720
SFB-funded Cesar Chavez Elementary	58,500	0	58,500	NA	58,500	80	731
District-funded addition to Cesar Chavez	1,810	0	1,810	181	1,629	85	19
SFB-funded Desert View (2)	60,317	0	60,317	NA	60,317	80	754
SFB-funded core Ed Pastor Elementary	38,025	0	38,025	NA	38,025	80	475
District-funded addition to Ed Pastor	22,786	22,786	0	NA	0	80	-
<b>Total K-6 Square Footage</b>	<b>382,995</b>	<b>50,684</b>	<b>332,311</b>	<b>8,249</b>	<b>324,062</b>		<b>3,941</b>
San Luis Middle School	76,570	6,865	69,705	0	69,705	100	697
AWC extension	3,000	3,000	0	NA	0	80	-
SFB-funded Southwest Junior High (3)	80,100	0	80,100	NA	80,100	80	1,001
<b>Total 7-8 Square Footage</b>	<b>159,670</b>	<b>9,865</b>	<b>149,805</b>	<b>0</b>	<b>149,805</b>		<b>1,698</b>
(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 15-2011 depending on the type of square footage.							
(2) This school was originally approved for 58,500 SF, but architect designed 60,317 SF within SFB budget.							
(3) This school was originally approved for 80,000 SF, but architect designed 80,100 SF within SFB budget.							
Note: SFB-funded schools are not adjusted for interior corridors.							

Local Funds Report  
Gadsden Elementary District

4/2/2021

	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K-6 Square Footage										
Ed Pastor classrooms addition	22,786									
P.E. facility			6,105							
Cumulative Total	22,786	22,786	28,891	28,891	28,891	28,891	28,891	28,891	28,891	28,891
ADM Projections	3,430	3,372	3,400	3,450	3,470	3,490	3,500	3,520	3,540	3,560
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	68,603	67,440	68,000	69,000	69,400	69,800	70,000	70,400	70,800	71,200
Square Footage to be built in excess of 25% threshold (1)	0	0	0	0	0	0	0	0	0	0
Capacity of excess square footage	0	0	0	0	0	0	0	0	0	0

	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
7-8 Square Footage										
AWC extension building 1007 (FY 17)	3,000									
Cumulative Total	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
ADM Projections	1,320	1,281	1,267	1,256	1,269	1,302	1,341	1,385	1,463	1,534
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	26,409	25,611	25,338	25,114	25,383	26,049	26,814	27,692	29,261	30,681
Square Footage to be built in excess of 25% threshold (1)	0	0	0	0	0	0	0	0	0	0
Capacity of excess square footage	0	0	0	0	0	0	0	0	0	0

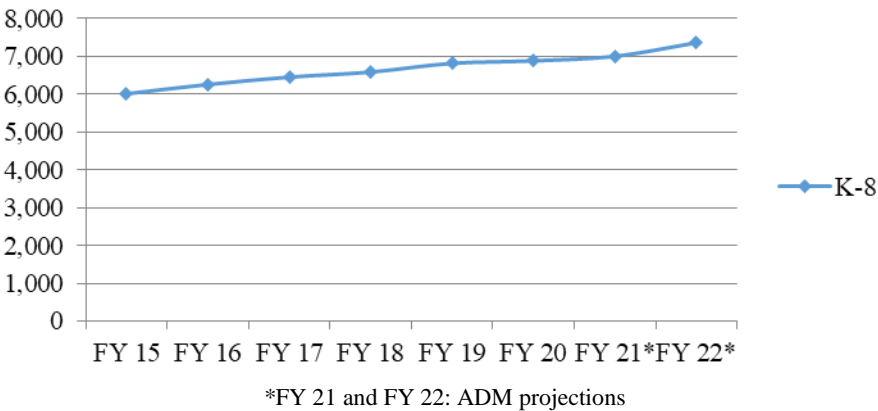
(1) per A.R.S. 15-2011 E.6.

# Laveen Elementary School District

## District Overview

Laveen Elementary School District is located in the southwest portion of Phoenix, nestled between South Mountain and Estrella Mountains. It was an agricultural community until the early 2000’s, but characteristics have changed since then. The district currently has nine K-8 schools.

## District ADM History Chart



## District Outlook

See report from Arizona State University’s Center for Organization Research and Design.

## Laveen Elementary School District Outlook

### District Outlook

Laveen Elementary School District is expected to see an ADM growth over the next few years due to multiple factors. One significant factor that will affect Laveen and its future growth is the Loop 202 South Mountain Freeway, completed in December 2019. Laveen is situated in the area of South Phoenix that will be focusing on attracting companies such as finance, data centers, and emerging technologies, which has been called the South Mountain Technology Corridor<sup>1</sup>.

A study found that 69% of the workforce who lived in the West Valley commuted to other parts of the county.<sup>2</sup> Loop 202 will act as an incentive for the workforce from both sides of the Valley to seriously consider Laveen as their community of residence. The cost of home ownership is far lower in Laveen versus other areas in the Valley. Looking at the median sale price of homes in Laveen (\$300,000)<sup>3</sup> versus the median sale price of homes in Phoenix (\$320,000)<sup>4</sup> and in Tempe (\$355,250)<sup>5</sup> provides another factor that can contribute to the ADM growth.

Analyzing population projections, looking specifically at the Baseline-202 hub situated in Laveen, the population size has seen a 28% increase over the last 10 years and a projected 8% increase in the next five years.<sup>6</sup> Within that Baseline-202 hub, 40% of those residents are married with children with the median age of 30 years old.<sup>7</sup> This demographic indicates a growing rate of residents who currently have or will have children attending the local school district for many years to come. Factors such as the completion of the South Mountain Freeway, home ownership prices, and the current demographic makeup (young families and individuals) will increase the ADM growth of Laveen Elementary District.

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<sup>1</sup> Estes, C. (2020, January 20). Phoenix to developers: 'You build it and they'll come' to Laveen. *KJZZ*. <https://kjzz.org/content/1399136/phoenix-developers-you-build-it-and-theyll-come-laveen>

<sup>2</sup> Ibid.

<sup>3</sup> Redfin. (n.d.). *Laveen housing market*. Retrieved December 8, 2020 from <https://www.redfin.com/neighborhood/102104/AZ/Phoenix/Laveen/housing-market>

<sup>4</sup> Redfin. (n.d.). *Phoenix housing market*. Retrieved December 8, 2020 from <https://www.redfin.com/city/14240/AZ/Phoenix/housing-market>

<sup>5</sup> Redfin. (n.d.). *Tempe housing market*. Retrieved December 8, 2020 from <https://www.redfin.com/city/18607/AZ/Tempe/housing-market>

<sup>6</sup> Estes, C. (2020, January 20). Phoenix to developers: 'You build it and they'll come' to Laveen. *KJZZ*. <https://kjzz.org/content/1399136/phoenix-developers-you-build-it-and-theyll-come-laveen>

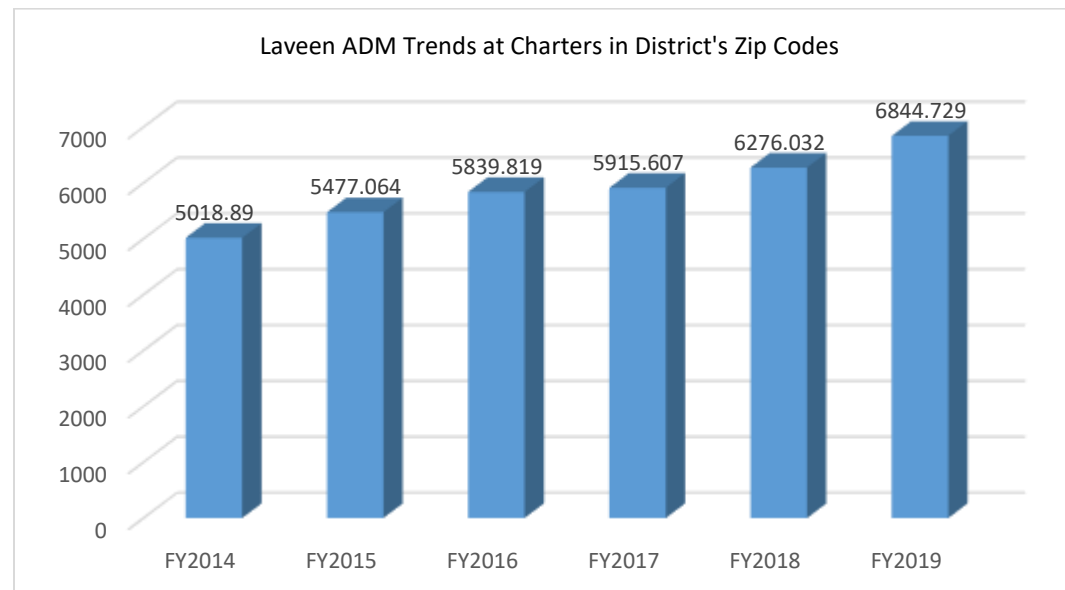
<sup>7</sup> Ibid.

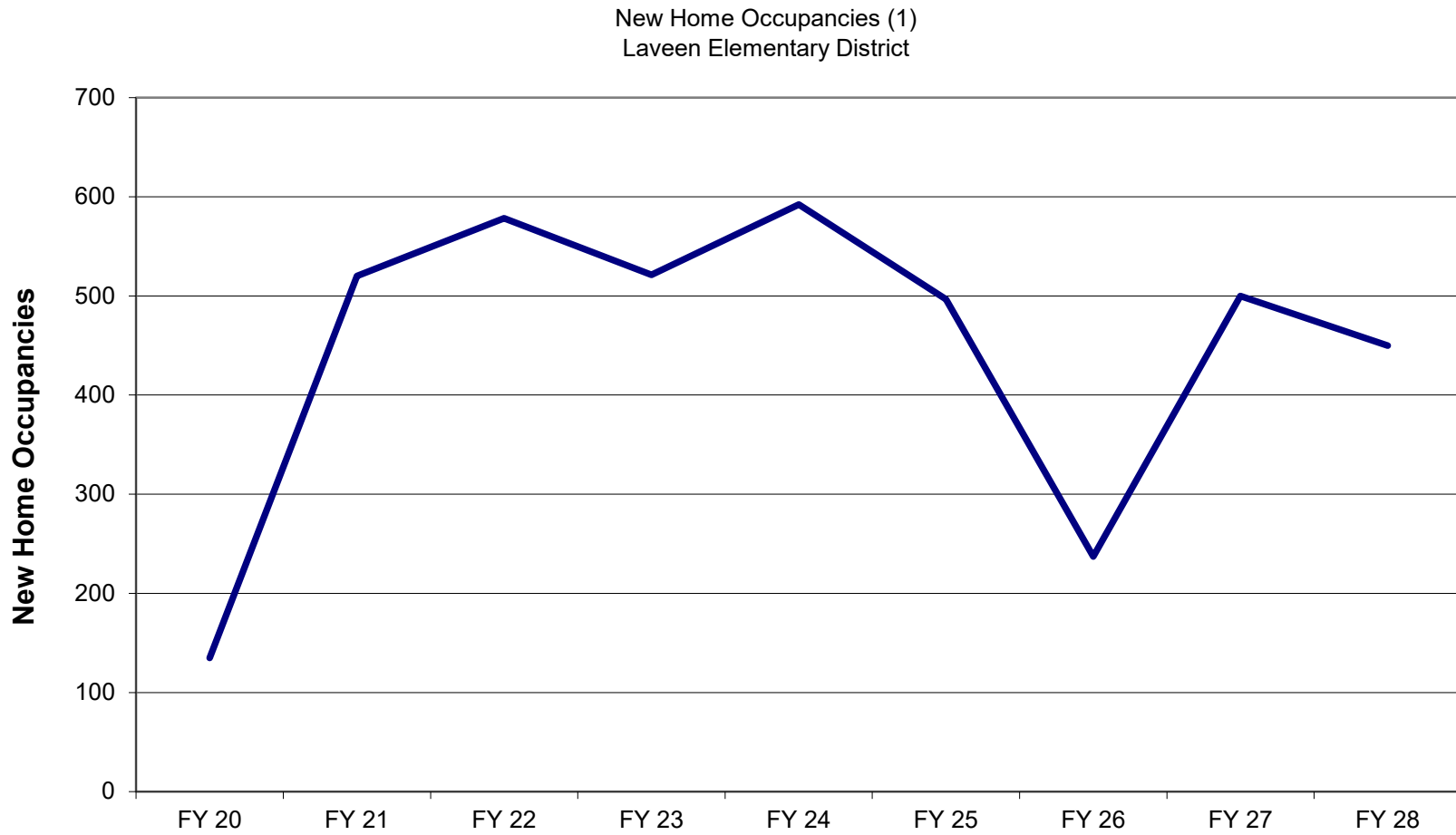
## Charter Sector Overview

Charter growth in Laveen is consistent with the growth being experienced by the district. Only one of the charters is in financial difficulty with intervention occurring in FY 2020 - 2021 through Arizona's State Board for Charter Schools. A newcomer to the area in FY 2019 is struggling with ADM.

Name	Location	Opened	ASBCS Financial Standing	ADM					
				FY14	FY15	FY16	FY17	FY18	FY19
<b>EAGLE College Prep South Mountain</b>	Phoenix, 85041	2008	Meets in Good Standing	604.806	620.61	658.6	674.129	652.793	634.441
<b>Morrison Education Sun Valley Charter School</b>	Phoenix, 85041	2009	Meets in Good Standing	263.439	284.154	301.397	278.55	275.71	457.256
<b>Think Through Academy</b>	Phoenix, 85041	2018	Adequate	Opened FY19	Opened FY19	Opened FY19	Opened FY19	Opened FY19	64.36
<b>Victory High School</b>	Phoenix, 85041	1996	Meets in Good Standing	17.151	20.257	24.811	29.973	32.268	304.52
<b>Blueprint Education Hope HS</b>	Phoenix, 85041	2003	Meets in Good Standing	333.98	351.909	341.015	346.07	427.283	448.08
<b>Leona American Charter Sun Valley</b>	Phoenix, 85043	2006	Consolidated Audit	453.825	445.888	439.899	428.609	403.711	423.97
<b>Maricopa Institute of Technology</b>	Phoenix, 85043	2016	Meets in Good Standing	67.395	102.114	103.980	121.956	168.605	160.10
<b>Southwest Leadership Academy</b>	Phoenix, 85043	2013	Meets in Good Standing	292.546	272.039	364.153	319.595	331.886	287.15
<b>Horizon Honors</b>	Phoenix, 85043	2014	See below	See below	See below	See below	See below	See below	See below
<b>Horizon Honors</b>	Phoenix, 85043	2001	Meets in Good Standing	1,409.582	1,411.922	1,451.078	1,424.029	1,446.768	1,486.991
<b>Keystone Montessori</b>	Phoenix, 85043	1999	In Intervention	210.946	229.290	233.854	232.239	211.010	206.75

Name	Location	Opened	ASBCS Financial Standing	ADM					
				FY14	FY15	FY16	FY17	FY18	FY19
Country Gardens Charter School	Laveen, 85339	2005	Meets in Good Standing	344.510	366.519	385.789	422.672	450.417	436.06
Heritage Academy Laveen	Laveen, 85339	2014	Meets in Good Standing	0.00	295.836	363.165	432.112	471.229	474.82
Legacy Laveen	Laveen, 85339	2012	Meets in Good Standing	708.293	714.271	837.651	887.909	1,072.278	1,146.592
Mosaica School West Valley Arts and Technology	Laveen, 85339	2008	Meets in Good Standing	312.417	362.255	334.427	317.764	332.074	313.64



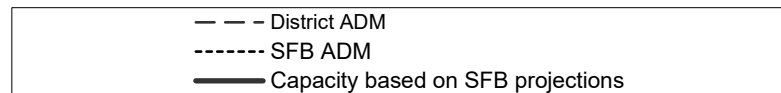
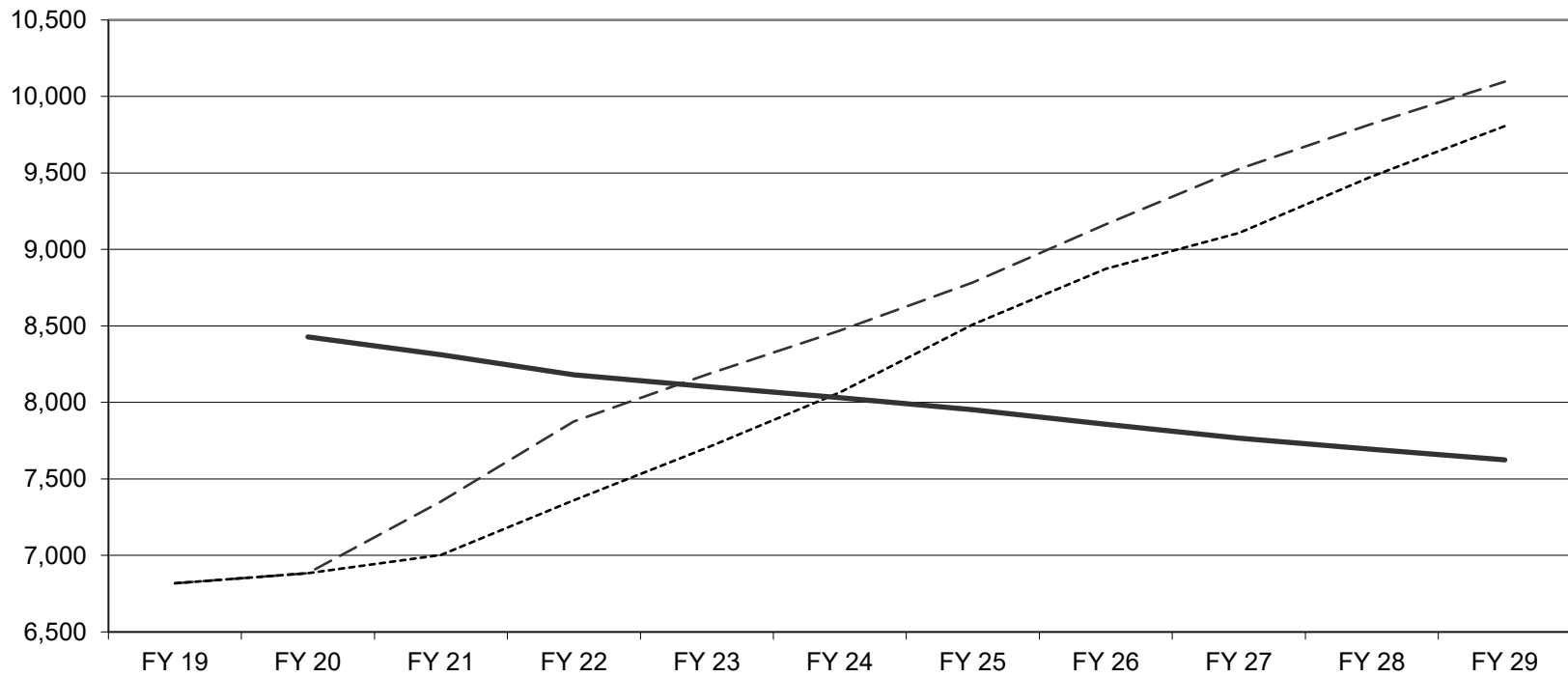


(1) As adjusted by SFB staff in FY 20 and updated by ASU Research team in FY 21. Projections are:

FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
135	520	578	521	592	497	237	500	450	4,030



K-8 Graph  
Laveen Elementary District



K-8	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
District ADM	6,818	6,883	7,352	7,875	8,182	8,469	8,785	9,165	9,527	9,822	10,097
SFB ADM	6,818	6,883	7,003	7,361	7,704	8,065	8,510	8,874	9,108	9,478	9,806
Capacity based on SFB projections		8,428	8,311	8,180	8,104	8,032	7,953	7,858	7,767	7,694	7,625

# S C H O O L   F A C I L I T I E S   B O A R D

## 2021 New Construction Analysis Laveen Elementary District CTD – 070459 (K-8)

### District New Construction Request

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
			K-8 for 1,000 students (010N)		K-8 for 1,000 students		

**Staff Notes Regarding District's Request:** Project 010N was held for consideration last year for 1,000 students to open in FY 24. The district does not have any vacant parcels in SFB inventory and will need to acquire land for this anticipated future growth.

### Staff Recommendation for December 15, 2020

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
				K-8 for 1,000 students (010N) *		K-8 for 1,000 students *	

**Note:** The actual capacity of a 1,000-student K-8 school in this district would be 1,155 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 15-2041 D. (2). Subject to change in future review.**

**New Construction Analysis  
Laveen Elementary District  
K - 8**

<b>K-8</b>	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Existing Capacity (1)	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
District-funded Capacity (2)	928	811	680	604	532	453	358	267	194	125
<b>Total Student Capacity Based on District's ADM Projections</b>	<b>8,428</b>	<b>8,311</b>	<b>8,180</b>	<b>8,104</b>	<b>8,032</b>	<b>7,953</b>	<b>7,858</b>	<b>7,767</b>	<b>7,694</b>	<b>7,625</b>

<b>District's ADM Projections</b>	<b>6,883</b>	<b>7,352</b>	<b>7,875</b>	<b>8,182</b>	<b>8,469</b>	<b>8,785</b>	<b>9,165</b>	<b>9,527</b>	<b>9,822</b>	<b>10,097</b>
ADM Growth Rate	1.0%	6.8%	7.1%	3.9%	3.5%	3.7%	4.3%	3.9%	3.1%	2.8%
Number of Students for which new space is required (3)		(959)	(305)	78	437	832	1,307	1,760	2,128	2,472

Existing Capacity (1)	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
District-funded Capacity (2)	928	898	809	723	633	522	431	372	280	198
<b>Total Student Capacity Based on SFB's ADM Projections</b>	<b>8,428</b>	<b>8,398</b>	<b>8,309</b>	<b>8,223</b>	<b>8,133</b>	<b>8,022</b>	<b>7,931</b>	<b>7,872</b>	<b>7,780</b>	<b>7,698</b>

<b>SFB Recommended ADM Projections</b>	<b>6,883</b>	<b>7,003</b>	<b>7,361</b>	<b>7,704</b>	<b>8,065</b>	<b>8,510</b>	<b>8,874</b>	<b>9,108</b>	<b>9,478</b>	<b>9,806</b>
ADM Growth Rate	1.0%	1.7%	5.1%	4.7%	4.7%	5.5%	4.3%	2.6%	4.1%	3.5%
Number of Students for which new space is required (3)		(1,395)	(948)	(519)	(68)	488	944	1,236	1,699	2,109

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds District's excluded space threshold per A.R.S. 15-2011 E.6. Varies each year based on ADM. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2020 STAFF RECOMMENDATION**

The staff recommendation is to hold for consideration for possible future funding per A.R.S. 15-2041 D (2):

<b>Project Number / Description</b>	<b>Grade Config.</b>	<b>Design Capacity</b>	<b>SF per Student</b>	<b>Square Feet</b>	<b>Actual Capacity</b>	<b>Open FY</b>
010N - New School	K-8	1,000	92.4	92,400	1,155	FY 25
TBD - New School	K-8	1,000	92.4	92,400	1,155	FY 27

ADM Projections  
Laveen Elementary District

12/13/2020

<b>District Provided ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 8	6,818	6,883	7,352	7,875	8,182	8,469	8,785	9,165	9,527	9,822	10,097
% change		1.0%	6.8%	7.1%	3.9%	3.5%	3.7%	4.3%	3.9%	3.1%	2.8%

<b>SFB ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 8	6,818	6,883	7,003	7,361	7,704	8,065	8,510	8,874	9,108	9,478	9,806
% change		1.0%	1.7%	5.1%	4.7%	4.7%	5.5%	4.3%	2.6%	4.1%	3.5%

Assumptions:

FY 19 and FY 20 are actual based on information received from ADE. FY 21 through FY 29 based on cohort survival and residential development.

<b>SFB ADM Forecast - Last Year</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 8	6,818	6,930	7,202	7,499	7,839	8,224	8,633	8,996	9,315	9,637	9,882
% change		1.6%	3.9%	4.1%	4.5%	4.9%	5.0%	4.2%	3.6%	3.5%	2.5%

ADM History  
Laveen Elementary District

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	5-Year Average
<b>K - 8</b>	6,013	6,257	6,454	6,586	6,818	6,883	
<b>% change</b>		4.1%	3.1%	2.0%	3.5%	1.0%	2.7%

## Square Footage and Capacity by School

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Laveen K-6 School	97,717	36,314	61,403	NA	61,403	80.0	768
Maurice C Cash K-6 School	92,539	35,037	57,502	NA	57,502	80.0	719
SFB-funded Cheatham K-6 (2)	62,909	0	62,909	NA	62,909	80.9	778
District-funded addition to Cheatham	27,871	27,871	0	NA	0	80.9	0
Vista Del Sur 7-8 School	29,206	1,596	27,610	0	27,610	88.5	312
SFB-funded additional space at Vista Del Sur (3)	25,634	0	25,634	NA	25,634	80.9	317
District-funded addition to Vista Del Sur (FY 16)	5,336	5,336	0	NA	0	80.9	0
District-funded addition to Vista Del Sur (FY 20)	3,272	0	3,272		3,272	80.9	40
SFB-funded Trailside Point	92,422	22	92,400	NA	92,400	80.9	1,142
SFB-funded Desert Meadows	92,422	22	92,400	NA	92,400	80.0	1,155
SFB-funded Rogers Ranch (4)	92,978	578	92,400	NA	92,400	80.0	1,155
Paseo Pointe (5)	97,093	32,479	64,614	NA	64,614	80.0	808
SFB-funded Estrella Foothills Global Academy	92,400	0	92,400	NA	92,400	80.0	1,155
District-funded addition to Estrella Foothills (FY 20)	6,391	0	6,391	NA	6,391	80.0	80
<b>Total K-8</b>	<b>818,190</b>	<b>139,255</b>	<b>678,935</b>	<b>0</b>	<b>678,935</b>		<b>8,428</b>

(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 15-2011 depending on the type of square footage.

(2) SFB originally approved 62,741 SF, but district reported 62,909 SF actually built (within SFB budget).

(3) Although the district's square footage report indicated that 25,573 SF were built, the SFB funded 25,634 SF, and this entire amount counts against the district's capacity.

(4) Originally approved to open FY 09, but delayed due to moratorium. Funded by Series 2010 QSCB issue.

(5) See Local Funds page for excluded area which varies by year based on ADM.


Note: SFB-funded schools and locally-funded replacement schools are not adjusted for interior corridors.

Local Funds Report  
Laveen Elementary District

12/13/2020

K-8 Square Footage	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Cheatham bldgs 1005-1007 (FY 06 and FY 08)	8,663									
Addition to Trailside Point (FY 07)	22									
Addition to Desert Meadows (FY 08)	22									
Replacement Laveen Elementary School (excess SF) (FY 09)	36,314									
Rogers Ranch (excess SF) (FY13)	578									
Rebuild M. C. Cash School (excess SF) (FY14)	35,037									
Cheatham bldg. 1008 (FY 15)	19,208									
Vista Del Sur MS (FY 16)	5,336									
Paseo Pointe (FY 17)	97,093									
Estrella Foothills Global Academy (FY20)	6,391									
Vista Del Sur MS (FY 20)	3,272									
Cheatham bldg. 1009 (FY 21)		14,250								
Desert Meadows bldg. 1004 (FY 22)			3,000							
Cumulative Total	211,936	211,936	211,936	211,936	211,936	211,936	211,936	211,936	211,936	211,936
District's ADM Projections	6,883	7,352	7,875	8,182	8,469	8,785	9,165	9,527	9,822	10,097
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	137,659	147,040	157,500	163,640	169,380	175,700	183,300	190,540	196,440	201,940
Square Footage to be built in excess of 25% threshold	74,277	64,896	54,436	48,296	42,556	36,236	28,636	21,396	15,496	9,996
Capacity of excess square footage	928	811	680	604	532	453	358	267	194	125
SFB's ADM Projections	6,883	7,003	7,361	7,704	8,065	8,510	8,874	9,108	9,478	9,806
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	137,659	140,068	147,214	154,075	161,303	170,193	177,486	182,157	189,568	196,127
Square Footage to be built in excess of 25% threshold (1)	74,277	71,868	64,722	57,861	50,633	41,743	34,450	29,779	22,368	15,809
Capacity of excess square footage	928	898	809	723	633	522	431	372	280	198

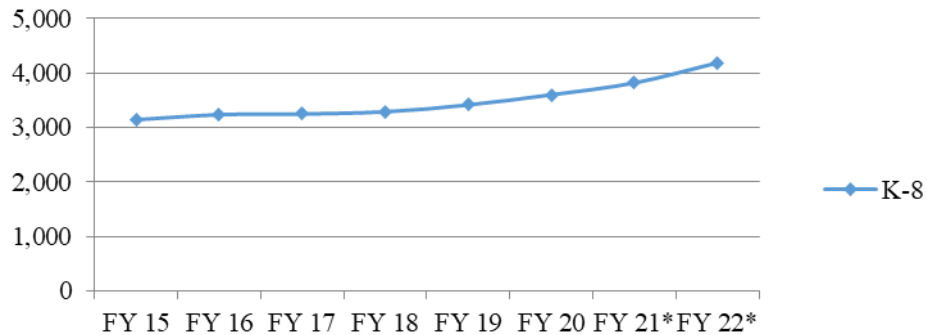
(1) per A.R.S. 15-2011 E.6.

## Liberty Elementary School District

### **District Overview**

Liberty Elementary District is located approximately 25 miles west-southwest of downtown Phoenix. Interstate 10 passes through the north end of the district, which primarily serves the Town of Goodyear, the southern part of Avondale, and some unincorporated areas. The residential development boom in the West Valley during the 2000-2010 decade brought fast growth to the district. In FY 14, the district converted three schools into district-owned charter schools; they reverted to district schools as of FY 16. The district has six K-8 schools.

### **District ADM History Chart**



\*FY 21 and FY 22: ADM projections

(Note: FY15 ADM includes that of three district-sponsored charter schools at the time)

### **District Outlook**

See report from Arizona State University's Center for Organization Research and Design.



## Liberty Elementary School District Outlook

### District Outlook

The projected increase in enrollment for FY21 is a result of the planned communities and area development outlined in the zoning codes for Goodyear and Buckeye, the two major cities in the Liberty Elementary School District. Within the zoning maps for each city, community and residential development hold a lion's share of the planned area. However, in Goodyear, much of the area is still largely made up of agricultural communities,<sup>1</sup> and the vast majority of southern Buckeye is currently zoned for rural residential.<sup>2</sup> While some retail could be incorporated as a vision for this undeveloped land emerges, the current general dearth of commercial zoning in both cities could make the population growth slow due to the lack of conveniences readily available. In the longer term, the future Interstate 11 being planned to pass through Buckeye twice, will provide north-south transportation access from Mexico to Canada within the Sun Corridor, facilitating the ongoing logistics and operations of manufacturing industries and adding to potential growth.<sup>3</sup>

Liberty ESD has seen stagnation in ADM growth, although there has been a significant number of developments in the past two years. This stagnation is largely due to the increase in charter school attendance throughout the region. The growth of local charter schools will remain to be a challenge for enrollment, but the district is projected to see a consistent ADM growth. The agricultural, retail, higher education, and healthcare sectors will continue to serve as the community's primary economic development sources.

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<sup>1</sup> City of Goodyear. (2019, March). *Zoning map*. <https://www.goodyearaz.gov/home/showpublisheddocument?id=23504>

<sup>2</sup> City of Buckeye. (2020, June 15). *Zoning map*. <https://www.buckeyeaz.gov/home/showpublisheddocument?id=502>

<sup>3</sup> Meck, J. (2014, May 21). What's in I-11 for Arizona? A lot. *The Arizona Republic*. <https://www.azcentral.com/story/opinion/op-ed/2014/05/21/interstate-11-arizona/9388937/>

### Note on Methodology

Because Liberty experienced significant growth in FY19 and FY20, the SFB's model projected strong ADM growth through FY30. To ensure that the model takes a more conservative stance, the following actions were taken:

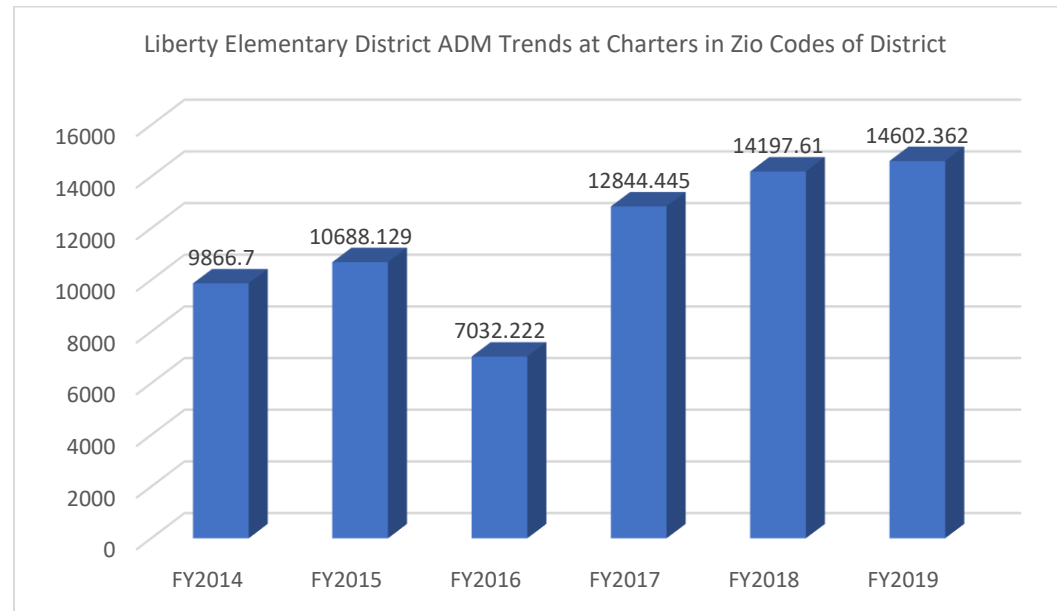
- Weights controlling for variance in the SFB's model that were originally excluded were added.
- Development numbers were held constant from FY20, rather than using data from MAG for FY22.
- In FY 2020 a large charter group, Academy of Math and Science, opened a school in Tolleson. The affiliated charter corporation added an average of 368.6 students (total growth of the six charter sites from FY 2020 to FY 2021 divided by 6). Four of those are new charter sites as of FY 2020. Conservatively we predict that this school in Glendale will pick up 92 new students in FY 2022. To account for this, 92 students were subtracted annually from Liberty's ADM from FY22 onward.
  - These estimates were performed using CHAR data from the ADOE analysis done by the Grand Canyon Institute. There are no new charters planned or approved in the near future according to data at ASBCS charter approvals.

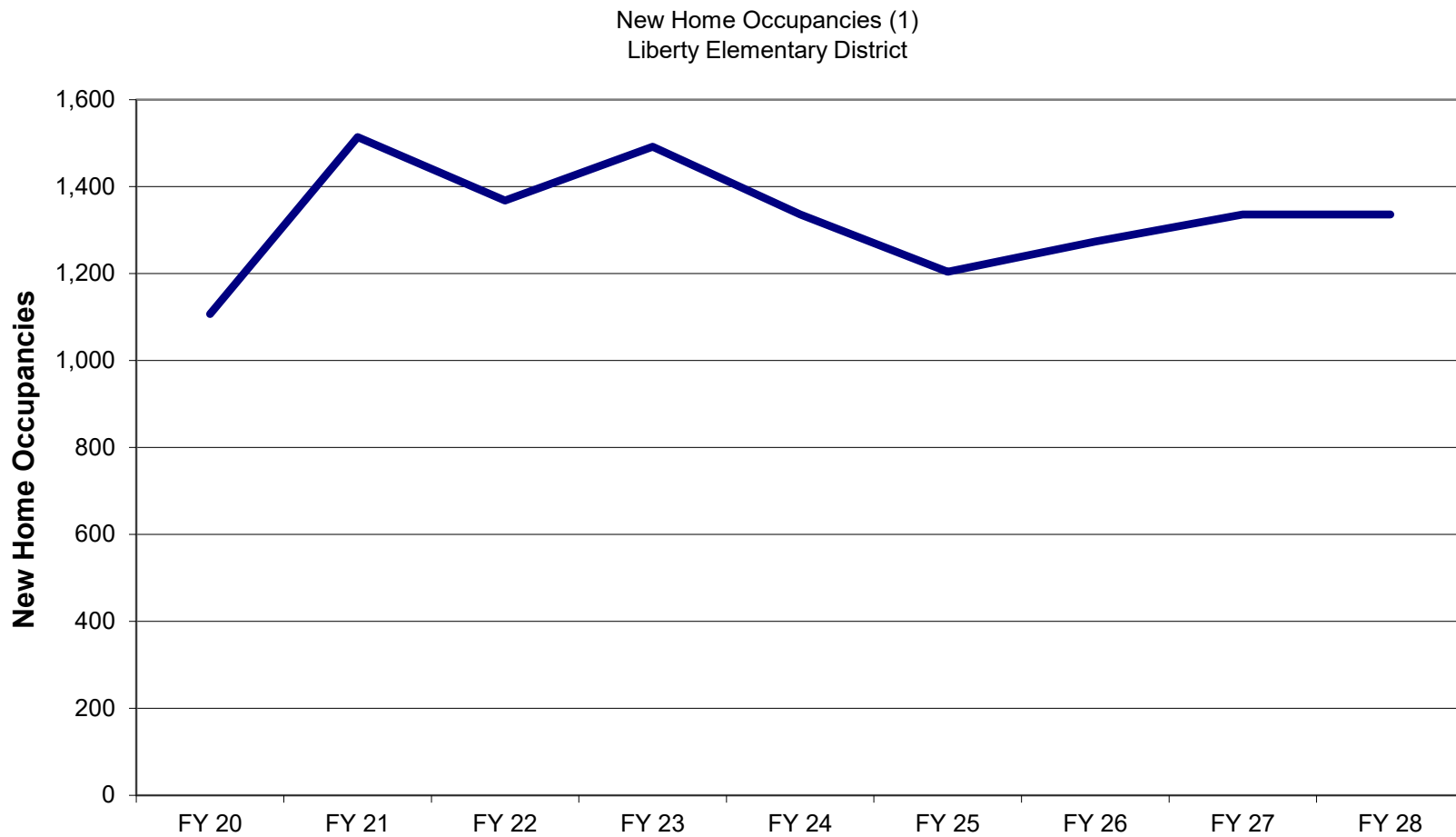
### Charter Sector Overview

The two charters that closed in Liberty's zip code area caused a dip in the charter ADM in this zip code. The three charters with financial intervention are affiliate with larger organizations that we predict will remain viable.

Name	Location	Opened	ASBCS Financial Standing	ADM					
				FY14	FY15	FY16	FY17	FY18	FY19
<b>E Institute Learning Matters Buckeye</b>	Buckeye, 85326	2010	All E Institute	818.679	714.451	653.156	548.467	473.739	542.121
<b>Leona Kaisen Skyview</b>	Buckeye, 85326	1997	This site only	113.712	62.932	130.429	163.211	157.987	172.817
<b>Pointed Desert Montessori (A Center for Creative Education)</b>	Buckeye, 85326	2016	In Intervention	0.000	0.000	0.000	204.550	324.253	323.44
<b>The Odyssey Preparatory Academy International Studies</b>	Buckeye, 85326	2012	Meets in Good Standing	2077.154	2,455.274	849.339	2,526.436	2865.143	3,095.047
<b>BASIS Goodyear</b>	Goodyear, 85338	2015	See below	0.000	0.000	124.076	180.469	216.535	267.066
<b>BASIS Goodyear Primary</b>	Goodyear, 85338	2015	See below	0.000	0.000	355.528	524.923	566.089	618.947
<b>Bradley Academy of Excellence</b>	Goodyear, 85338	2003	Sudden midyear closure 2016	384.876	379.716	440.629	Sudden Midyear Closure	Closed	Closed

Name	Location	Opened	ASBCS Financial Standing	ADM					
				FY14	FY15	FY16	FY17	FY18	FY19
<b>Incito Schools</b>	Goodyear, 85338	2013	In Intervention	177.437	231.107	268.914	302.543	366.978	335.31
<b>The Odyssey Preparatory Academy Goodyear</b>	Goodyear, 85338	2011	Meets in Good Standing	2,077.154	2,455.274	849.339	2,562.436	2,865.143	3,095.05
<b>Great Hearts Archway Trivium East</b>	Goodyear, 85395	2015	Meets in Good Standing	0.000	0.000	379.687	421.473	455.205	478.728
<b>Great Hearts Trivium Prep</b>	Goodyear, 85395	2011	Meets in Good Standing	242.486	330.495	455.225	602.906	739.543	817.091
<b>Harvest Prep Goodyear</b>	Goodyear, 85395	2014	In Intervention	1,340.476	1,551.531	1,635.837	1,669.323	1,744.549	1,761.71
<b>Paragon Prep Academy</b>	Buckeye, 85396	2013	Closed EOY FY 2014	475.565	Closed FY2014	Closed FY2014	Closed FY2014	Closed FY2014	Closed FY2014
<b>Paragon Prep (Tucson Collegiate Prep)</b>	Buckeye, 85396	2013	Closed EOY FY 2018	82.004	52.075	40.727	18.834	29.280	0.000
<b>The Odyssey Preparatory Academy Sienna Hills</b>	Buckeye, 85396	2013	Meets in Good Standing	2,077.154	2,455.274	849.339	2,562.436	2,865.143	3,095.047

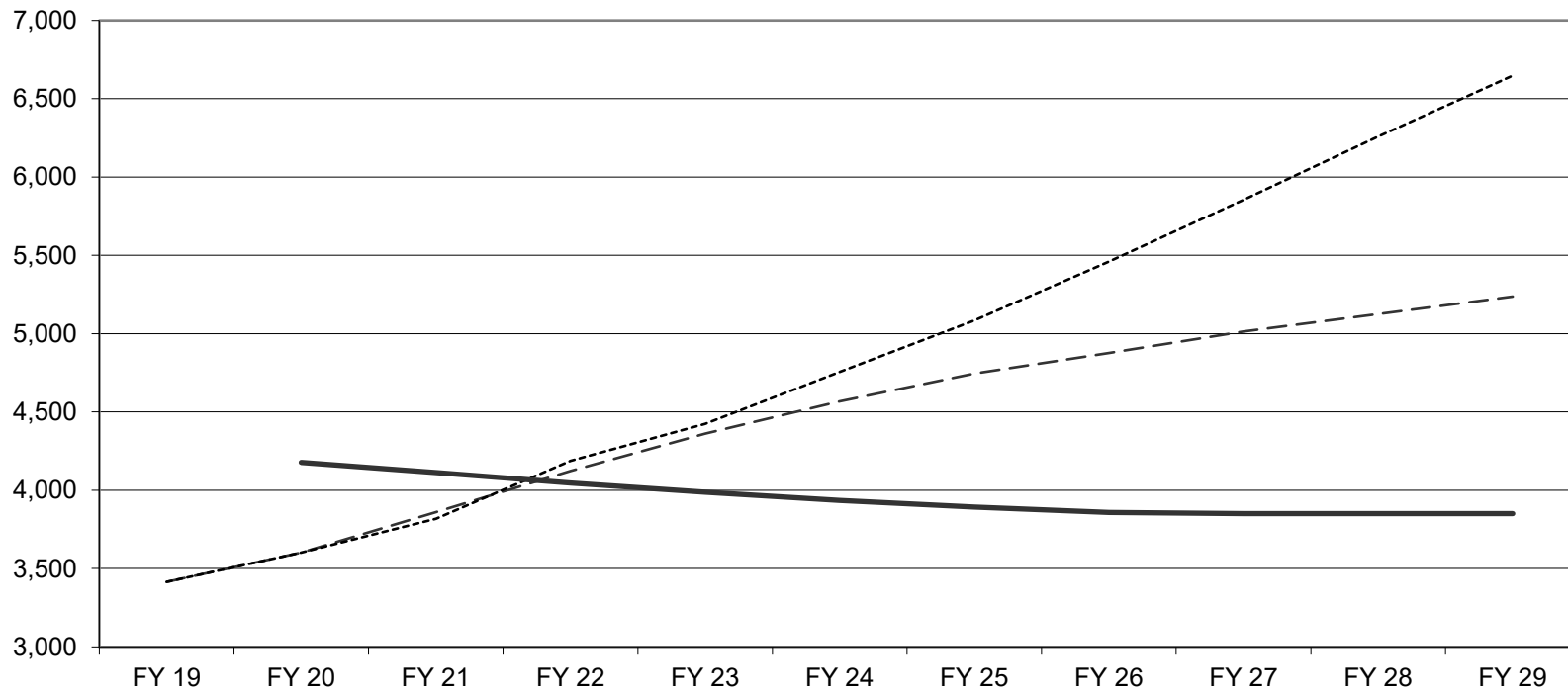




(1) As adjusted by SFB staff in FY 20 and updated by ASU Research team in FY 21. Projections are:

FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
1,107	1,514	1,368	1,492	1,336	1,204	1,274	1,336	1,336	11,967

K-8 Graph  
Liberty Elementary District



- - - District ADM  
 ..... SFB ADM  
 — Capacity based on SFB projections

K-8	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
District ADM	3,415	3,601	3,861	4,123	4,361	4,568	4,745	4,876	5,014	5,126	5,237
SFB ADM	3,415	3,601	3,818	4,188	4,424	4,756	5,084	5,460	5,855	6,259	6,648
Capacity based on SFB projections		4,178	4,113	4,047	3,988	3,936	3,892	3,859	3,851	3,851	3,851

# S C H O O L   F A C I L I T I E S   B O A R D

## 2021 New Construction Analysis Liberty Elementary District CTD – 070425 (K-8)

### District New Construction Request

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
		K-8 for 800 (005N)				K-8 for 800 (009N)	

**Staff Notes Regarding District's Request:** Projects 005N and 009N were held for consideration last year for 800 students each to open in FY 23 and FY 27, respectively. The district owns vacant land that may be used for a future school site.

### Staff Recommendation for December 15, 2020

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
	Approve K-8 for 800 (005N)			K-8 for 800 (009N) *			

**Note:** The actual capacity of an 800-student school in this district would be 924 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 15-2041 D. (2). Subject to change in future review.**



**New Construction Analysis  
Liberty Elementary District  
K - 8**

<b>K-8</b>	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Existing Capacity (1)	3,851	3,851	3,851	3,851	3,851	3,851	3,851	3,851	3,851	3,851
District-funded Capacity (2)	327	262	196	137	85	41	8	-	-	-
<b>Total Student Capacity Based on District's ADM Projections</b>	<b>4,178</b>	<b>4,113</b>	<b>4,047</b>	<b>3,988</b>	<b>3,936</b>	<b>3,892</b>	<b>3,859</b>	<b>3,851</b>	<b>3,851</b>	<b>3,851</b>

<b>District's ADM Projections</b>	<b>3,601</b>	<b>3,861</b>	<b>4,123</b>	<b>4,361</b>	<b>4,568</b>	<b>4,745</b>	<b>4,876</b>	<b>5,014</b>	<b>5,126</b>	<b>5,237</b>
ADM Growth Rate	5.5%	7.2%	6.8%	5.8%	4.7%	3.9%	2.8%	2.8%	2.2%	2.2%
Number of Students for which new space is required (3)		(252)	76	373	632	853	1,017	1,163	1,275	1,386

Existing Capacity (1)	3,851	3,851	3,851	3,851	3,851	3,851	3,851	3,851	3,851	3,851
District-funded Capacity (2)	327	272	180	121	38	-	-	-	-	-
<b>Total Student Capacity Based on SFB's ADM Projections</b>	<b>4,178</b>	<b>4,124</b>	<b>4,031</b>	<b>3,972</b>	<b>3,889</b>	<b>3,851</b>	<b>3,851</b>	<b>3,851</b>	<b>3,851</b>	<b>3,851</b>

<b>SFB Recommended ADM Projections</b>	<b>3,601</b>	<b>3,818</b>	<b>4,188</b>	<b>4,424</b>	<b>4,756</b>	<b>5,084</b>	<b>5,460</b>	<b>5,855</b>	<b>6,259</b>	<b>6,648</b>
ADM Growth Rate	5.5%	6.0%	9.7%	5.6%	7.5%	6.9%	7.4%	7.2%	6.9%	6.2%
Number of Students for which new space is required (3)		(305)	157	452	867	1,233	1,609	2,004	2,408	2,796

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds District's excluded space threshold per A.R.S. 15-2011 E.6. Varies each year based on ADM. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2020 STAFF RECOMMENDATION**

The staff recommendation is to approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Cost per SF	Approval Total	Actual Capacity
005N - New school	K-8	800	92.4	73,920	\$166.53	\$12,309,898	924

*Hold for consideration for possible future funding per A.R.S. 15-2041 D (2):*

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
009N - New school	K-8	800	92.4	73,920	924	25

ADM Projections  
Liberty Elementary District

12/13/2020

<b>District Provided ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 8	3,415	3,601	3,861	4,123	4,361	4,568	4,745	4,876	5,014	5,126	5,237
% change		5.5%	7.2%	6.8%	5.8%	4.7%	3.9%	2.8%	2.8%	2.2%	2.2%

<b>SFB ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 8	3,415	3,601	3,818	4,188	4,424	4,756	5,084	5,460	5,855	6,259	6,648
% change		5.5%	6.0%	9.7%	5.6%	7.5%	6.9%	7.4%	7.2%	6.9%	6.2%

Assumptions:

FY 19 and FY 20 are actual based on information received from ADE. FY 21 through FY 29 based on cohort survival and residential development.

<b>SFB ADM Forecast - Last Year</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 8	3,415	3,587	3,793	3,981	4,166	4,412	4,624	4,818	5,013	5,218	5,407
% change		5.0%	5.8%	5.0%	4.7%	5.9%	4.8%	4.2%	4.1%	4.1%	3.6%

ADM History  
Liberty Elementary District

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	5-Year Average
<b>K - 8</b>	3,144	3,235	3,249	3,288	3,415	3,601	
<b>% change</b>		2.9%	0.4%	1.2%	3.9%	5.5%	2.8%

## Square Footage and Capacity by School

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Liberty Elementary School	74,896	12,107	62,789	150	62,639	88.5	708
District-funded addition to Liberty (2)	15,583	15,583	0	NA	0	80.0	0
Estrella Mountain Elementary School	59,146	3,489	55,657	0	55,657	88.5	629
SFB-funded Rainbow Valley School	64,860	0	64,860	NA	64,860	80.9	802
SFB-funded Westar Elementary (3)	64,656	0	64,656	NA	64,656	80.9	799
District-funded addition to Westar	10,665	10,665	0	NA	0	80.0	0
SFB-funded Freedom Elementary School (4)	73,905	0	73,905	NA	73,905	80.9	914
District-funded addition to Freedom	7,408	7,408	0	NA	0	80.0	0
Las Brisas Academy (5)	63,434	37,299	26,135	NA	26,135	80.0	327
	<b>434,553</b>	<b>86,551</b>	<b>348,002</b>	<b>150</b>	<b>347,852</b>		<b>4,178</b>

(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 15-2011 depending on the type of square footage.  
(2) Includes Building 1008 which was built in 1978, but excluded because it was the Superintendent's office. District renovated the building into classroom space in FY 08 with local funds, so the excluded space threshold now applies to this building.  
(3) Originally approved for 64,640 SF. Measurements reviewed by Architect indicate 64,656 SF.  
(4) Originally approved for 73,920 SF. Measurements reviewed by Architect indicate 73,905 SF.  
(5) See Local Funds page for excluded area which varies by year based on ADM.

Note: SFB-funded schools are not adjusted for interior corridors.

Local Funds Report  
Liberty Elementary District

12/13/2020

K-8 Square Footage	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28
Estrella Mountain Fine Arts addition	3,489								
Freedom - Bldg 1002 (FY 08)	7,408								
Liberty School - Bldg J renovated into classroom space (FY 08)	1,008								
Liberty School - Bldg 1013 (FY 10)	12,155								
Westar School - Bldg 1003 (FY 13)	10,665								
Las Brisas Academy (FY 16)	63,434								
Cumulative Total	98,159	98,159	98,159	98,159	98,159	98,159	98,159	98,159	98,159
District's ADM Projections	3,601	3,861	4,123	4,361	4,568	4,745	4,876	5,014	5,126
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	72,024	77,220	82,460	87,220	91,360	94,900	97,520	100,280	102,520
Square Footage to be built in excess of 25% threshold	26,135	20,939	15,699	10,939	6,799	3,259	639	0	0
Capacity of excess square footage	327	262	196	137	85	41	8	0	0
SFB's ADM Projections	3,601	3,818	4,188	4,424	4,756	5,084	5,460	5,855	6,259
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	72,024	76,368	83,757	88,476	95,115	101,679	109,207	117,101	125,174
Square Footage to be built in excess of 25% threshold	26,135	21,791	14,402	9,683	3,044	0	0	0	0
Capacity of excess square footage	327	272	180	121	38	0	0	0	0

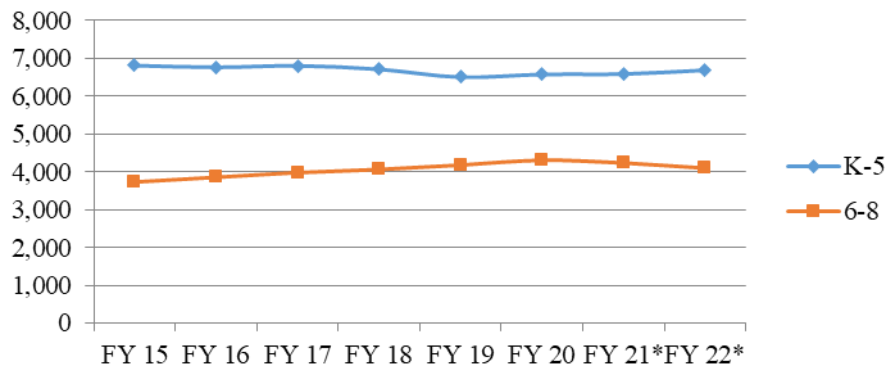
(1) per A.R.S. 15-2011 E.6.

## Litchfield Elementary School District

### District Overview

Litchfield Elementary School District is located about 15 miles west of central Phoenix, north of I-10. The district serves the City of Litchfield Park as well as parts of Glendale, Avondale, Buckeye, Goodyear, and some unincorporated areas. In FY 14, the district converted four schools into district-owned charter schools. These schools reverted to district schools as of FY 16. The district has nine elementary schools (K-5), four middle schools (6-8), and one K-8 school.

### District ADM History Chart



\*FY 21 and FY 22: ADM projections

(Note: FY15 ADM includes that of four district-sponsored charter schools at the time)

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

### **Litchfield Elementary School District Outlook**

Litchfield School District is located two miles north of I-10 and 16 miles west of Central Phoenix.<sup>1</sup> The district serves the City of Litchfield Park as well as parts of Glendale, Avondale, Buckeye, Goodyear, and some unincorporated areas. Litchfield Park is around 3.3 square miles in size and was home to 6,073 people in 2019. The median household income is \$97,848, the third-highest in the state of Arizona.<sup>2</sup> The Tierra Verde business district makes Litchfield Park a self-sufficient community and is the center of town.<sup>3</sup> The Wigwam Resort Hotel, a four-star establishment, is a highlight of Litchfield and provides approximately 700 jobs to the local economy.<sup>4</sup> Palo Verde Nuclear Generating Station is 30 miles away and provides additional job opportunities.<sup>5</sup> Luke Air Force Base, two miles north of Litchfield Park, is the largest training center for F-16 fighter pilots in the world. Many Litchfield Park residents are retired military personnel.<sup>6</sup> Continued investments in transportation infrastructure for the major highways in the West Valley will contribute to further economic and demographic growth in the Litchfield area.

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<sup>1</sup> The city of Litchfield Park, AZ. (n.d.). *History*. <https://www.litchfield-park.org/101/History>

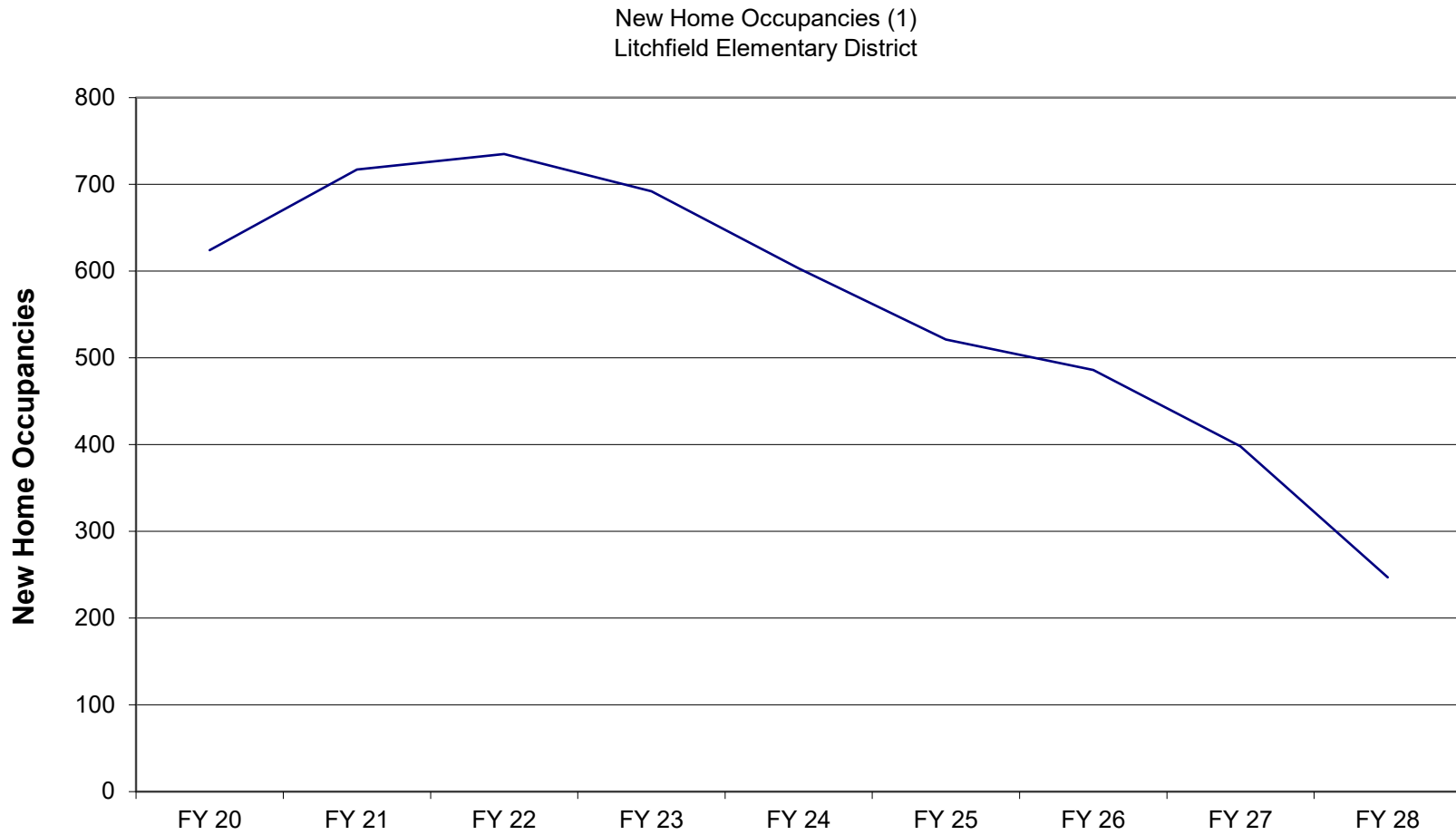
<sup>2</sup> The city of Litchfield Park, AZ. (n.d.). *Economic Development*. <https://www.litchfield-park.org/747/Economic-Development>

<sup>3</sup> City of Litchfield Park. (2017). *Community Profile*. <https://www.litchfield-park.org/DocumentCenter/View/101/Community-Profile?bidId=>

<sup>4</sup> The city of Litchfield Park, AZ. (n.d.). *Visitor's Guide*. <https://www.litchfield-park.org/223/Visitors-Guide>

<sup>5</sup> The city of Litchfield Park, AZ. (n.d.). *Visitor's Guide*. <https://www.litchfield-park.org/223/Visitors-Guide>

<sup>6</sup> The city of Litchfield Park, AZ. (n.d.). *Visitor's Guide*. <https://www.litchfield-park.org/223/Visitors-Guide>

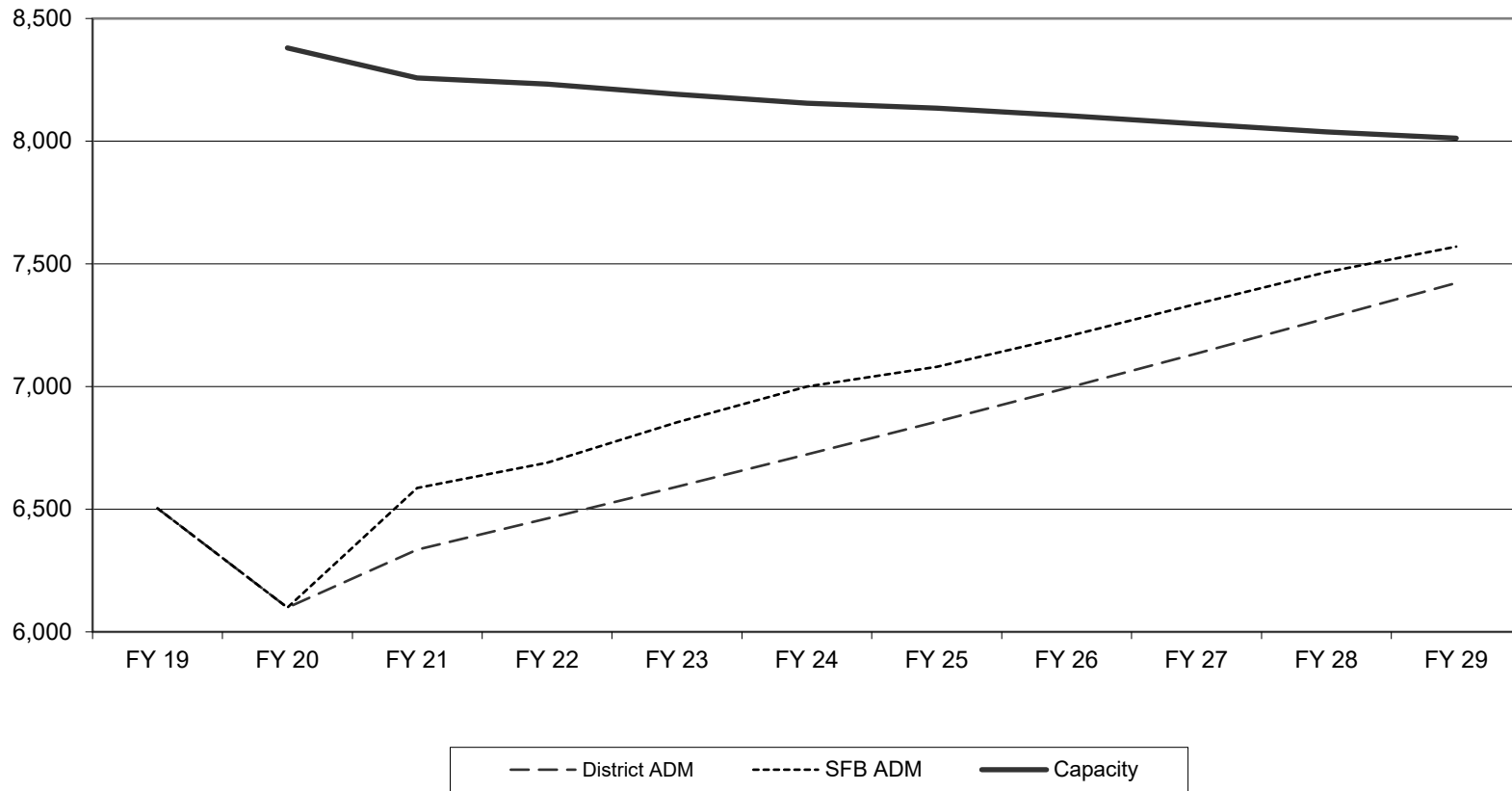


(1) As provided by the district.

FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
624	717	735	692	603	521	486	398	247	5,023

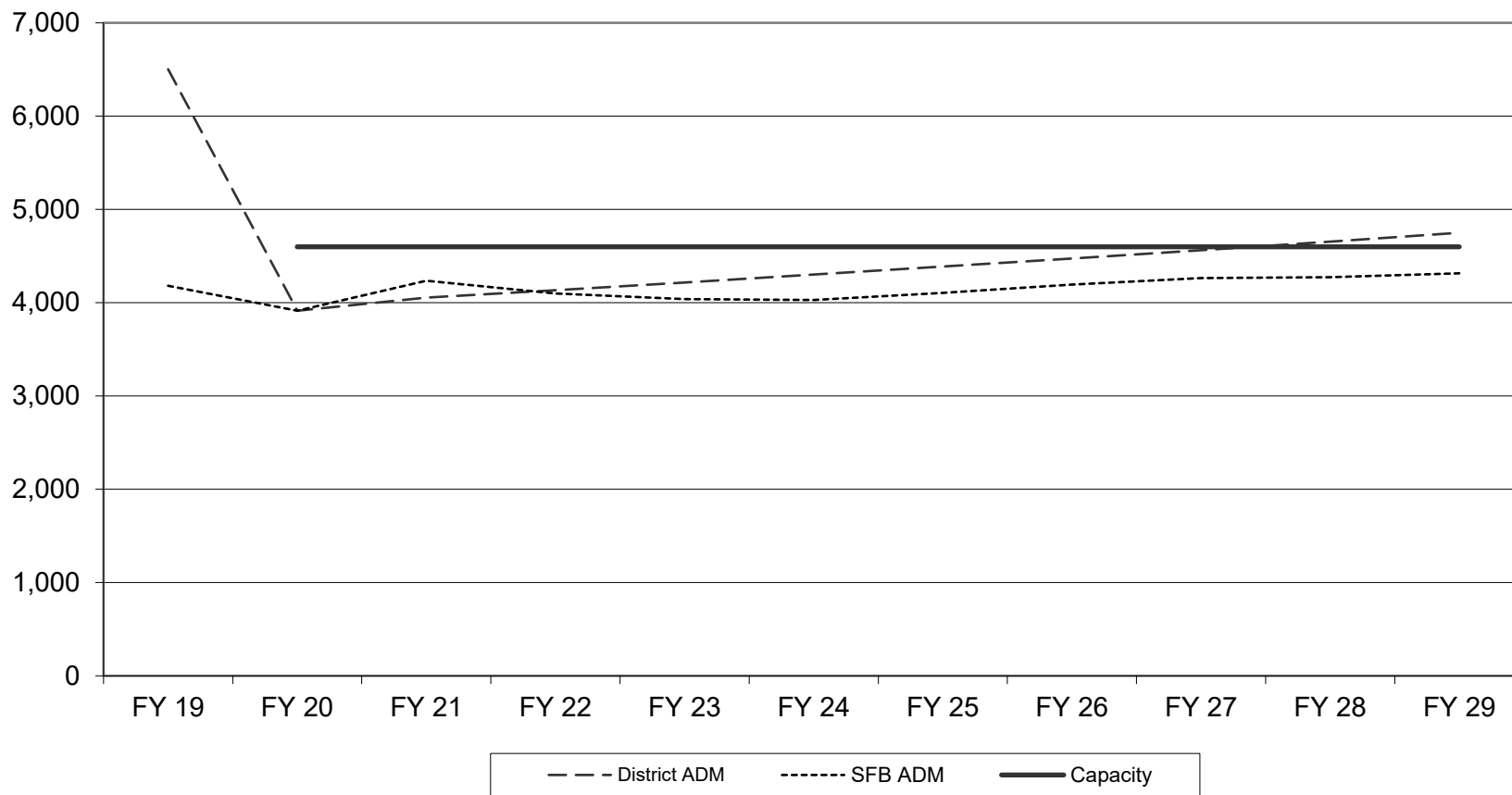


K-5 Graph  
Litchfield Elementary District



K-5	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
District ADM	6,503	6,099	6,335	6,462	6,591	6,723	6,857	6,994	7,134	7,277	7,422
SFB ADM	6,503	6,099	6,586	6,689	6,854	7,000	7,080	7,203	7,337	7,466	7,570
Capacity		8,380	8,258	8,232	8,191	8,155	8,135	8,104	8,071	8,038	8,012

6-8 Graph  
Litchfield Elementary District

[illegible]

# S C H O O L   F A C I L I T I E S   B O A R D

## 2021 New Construction Analysis Litchfield Elementary District CTD – 070479 (K-8)

### District New Construction Request

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
					K-8 for 900 students (012N)		

**Staff Notes Regarding District's Request:** Project 012N was held for consideration last year for 900 students to open in FY 28. The district does not have any vacant parcels in SFB inventory and may need to acquire land for this anticipated future growth.

### Staff Recommendation for March 3, 2021

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
					No longer projected to be approved within current analysis timeframe		

**New Construction Analysis  
Litchfield Elementary District  
K - 8**

<b>K-8</b>	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Existing Capacity (1)	10,711	10,711	10,711	10,711	10,711	10,711	10,711	10,711	10,711	10,711
District-funded Capacity (2)	2,268	2,146	2,120	2,079	2,043	2,023	1,992	1,959	1,926	1,900
<b>Total Student Capacity</b>	<b>12,979</b>	<b>12,857</b>	<b>12,832</b>	<b>12,790</b>	<b>12,754</b>	<b>12,734</b>	<b>12,703</b>	<b>12,670</b>	<b>12,637</b>	<b>12,611</b>

<b>District's ADM Projections</b>	<b>10,013</b>	<b>10,388</b>	<b>10,596</b>	<b>10,808</b>	<b>11,024</b>	<b>11,244</b>	<b>11,469</b>	<b>11,698</b>	<b>11,933</b>	<b>12,171</b>
ADM Growth Rate	-6.2%	3.7%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Number of Students for which new space is required (3)		(2,469)	(2,236)	(1,982)	(1,730)	(1,490)	(1,234)	(972)	(704)	(440)

<b>SFB Recommended ADM Projections</b>	<b>10,013</b>	<b>10,821</b>	<b>10,789</b>	<b>10,895</b>	<b>11,029</b>	<b>11,184</b>	<b>11,397</b>	<b>11,603</b>	<b>11,739</b>	<b>11,885</b>
ADM Growth Rate	-6.2%	8.1%	-0.3%	1.0%	1.2%	1.4%	1.9%	1.8%	1.2%	1.2%
Number of Students for which new space is required (3)		(2,037)	(2,043)	(1,896)	(1,725)	(1,550)	(1,306)	(1,067)	(899)	(726)

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 15-2011 E.6. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**MARCH 3, 2021 STAFF RECOMMENDATION**

The staff recommendation is to:

*Hold for consideration for possible future funding per A.R.S. 15-2041 D (2):*

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
012N - New School	K-8	0	92.4	0		FY

ADM Projections  
Litchfield Elementary District

2/25/2021

<b>District Provided ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 5	6,503	6,099	6,335	6,462	6,591	6,723	6,857	6,994	7,134	7,277	7,422
% change		-6.2%	3.9%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
6 - 8	4,181	3,914	4,053	4,134	4,217	4,301	4,387	4,475	4,564	4,656	4,749
% change		-6.4%	3.6%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Total	10,684	10,013	10,388	10,596	10,808	11,024	11,244	11,469	11,698	11,933	12,171
% change		-6.3%	3.7%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

<b>SFB ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 5	6,503	6,099	6,586	6,689	6,854	7,000	7,080	7,203	7,337	7,466	7,570
% change		-6.2%	8.0%	1.6%	2.5%	2.1%	1.1%	1.7%	1.9%	1.8%	1.4%
6 - 8	4,181	3,914	4,234	4,100	4,040	4,029	4,104	4,194	4,266	4,273	4,315
% change		-6.4%	8.2%	-3.2%	-1.5%	-0.3%	1.9%	2.2%	1.7%	0.2%	1.0%
Total	10,684	10,013	10,821	10,789	10,895	11,029	11,184	11,397	11,603	11,739	11,885
% change		-6.3%	8.1%	-0.3%	1.0%	1.2%	1.4%	1.9%	1.8%	1.2%	1.2%

Assumptions:

FY 19 and FY 20 are actual based on information received from ADE. FY 21 through FY 29 based on cohort survival and residential development.

<b>SFB ADM Forecast - Last Year</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 5	6,503	6,572	6,677	6,771	6,930	7,080	7,206	7,336	7,432	7,491	7,535
% change		1.1%	1.6%	1.4%	2.3%	2.2%	1.8%	1.8%	1.3%	0.8%	0.6%
6 - 8	4,181	4,319	4,335	4,298	4,283	4,337	4,403	4,514	4,693	4,818	4,941
% change		3.3%	0.4%	-0.8%	-0.4%	1.3%	1.5%	2.5%	3.9%	2.7%	2.5%
Total	10,684	10,892	11,011	11,069	11,212	11,417	11,609	11,850	12,125	12,310	12,476
% change		1.9%	1.1%	0.5%	1.3%	1.8%	1.7%	2.1%	2.3%	1.5%	1.3%

ADM History  
Litchfield Elementary District

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	5-Year Average
<b>K - 5</b>	6,811	6,764	6,805	6,712	6,503	6,099	
<b>% change</b>		-0.7%	0.6%	-1.4%	-3.1%	-6.2%	-2.2%
<b>6 - 8</b>	3,732	3,858	3,981	4,063	4,181	3,914	
<b>% change</b>		3.4%	3.2%	2.1%	2.9%	-6.4%	1.0%
<b>Total</b>	10,544	10,622	10,787	10,776	10,684	10,013	
<b>% change</b>		0.7%	1.5%	-0.1%	-0.8%	-6.3%	-1.0%

Square Footage and Capacity by School  
Litchfield Elementary District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Litchfield Elementary School	57,306	22,547	34,759	0	34,759	85	409
Litchfield Elementary School bldgs. 1017-1019 (Replacement space)	32,181	0	32,181	3,218	28,963	85	341
Litchfield Elementary School bldgs. 1017-1019 (Additional space) (2)	11,130	0	11,130	NA	11,130	80	139
Scott L Libby Elementary School	71,801	4,640	67,161	1,240	65,921	85	776
Palm Valley Elementary	87,115	2,100	85,015	6,489	78,526	85	924
District-funded addition to Palm Valley (2)	6,064	0	6,064	NA	6,064	80	76
Rancho Santa Fe Elementary	75,162	0	75,162	7,516	67,646	85	796
SFB-funded Corte Sierra Elementary	72,000	0	72,000	NA	72,000	80	900
District-funded addition to Corte Sierra	8,456	0	8,456	846	7,610	85	90
SFB-funded Dreaming Summit Elementary	85,242	13,242	72,000	NA	72,000	80	900
SFB-funded Barbara Robey Elementary	72,000	0	72,000	NA	72,000	80	900
District-funded addition to Barbara Robey	7,198	0	7,198	601	6,598	85	78
Verrado Elementary	84,571	84,571	0	NA	0	80	-
Mabel Padgett Elementary School (2)	80,405	22,890	57,515	NA	57,515	80	719
Verrado Heritage (K-5 portion only) (2)	51,521	0	51,521	NA	51,521	80	644
Belen Soto ES (K-5 portion only) (FY 20) (2)	55,219	0	55,219	NA	55,219	80	690
<b>Total K-5 Square Footage</b>	<b>802,152</b>	<b>149,990</b>	<b>707,381</b>	<b>19,909</b>	<b>687,472</b>		<b>8,380</b>
Western Sky Middle School	108,302	0	108,302	6,269	102,033	95	1,074
SFB-funded Wigwam Creek Middle School	108,000	0	108,000	NA	108,000	80	1,350
SFB-funded Verrado Middle School	93,058	6,055	87,003	NA	87,003	80	1,088
SFB-funded Thomas Heck Middle School	87,003	0	87,003	NA	87,003	80	1,088
District-funded addition to Thomas Heck	5,525	5,525	0	NA	0	80	-
Verrado Heritage (6-8 portion only)	28,102	28,102	0	NA	0	80	-
Belen Soto ES (6-8 portion only) (FY 20) (2)	30,120	30,120	0	NA	0	80	-
<b>Total 6-8 Square Footage</b>	<b>429,990</b>	<b>69,802</b>	<b>390,308</b>	<b>6,269</b>	<b>384,039</b>		<b>4,599</b>

## Square Footage and Capacity by School

### Litchfield Elementary District

(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 15-2011 depending on the type of square footage.							
(2) See Local Funds page for excluded area which varies by year based on ADM.							
Note: SFB-funded schools are not adjusted for interior corridors.							



Local Funds Report  
Litchfield Elementary District

2/25/2021

K-5 Square Footage	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Dreaming Summit	13,242									
Scott L. Libby (K-5 portion)	1,268									
Verrado (Phase I) (FY 08)	50,483									
Verrado (Phase II) (FY 09)	25,923									
Verrado (Phase II) (FY 10)	8,165									
Mabel Padgett (FY 11)	80,405									
Litchfield Elementary bldg. 1017 (FY12)	7,118									
Litchfield Elementary bldgs. 1018-1019 (FY13)	4,012									
Verrado Heritage (K-5 portion only) (FY 16)	51,521									
Palm Valley cafeteria (FY 17)	6,064									
Belen Soto Elementary (FY 20)	55,219									
Cumulative Total	303,420	303,420	303,420	303,420	303,420	303,420	303,420	303,420	303,420	303,420
ADM Projections	6,099	6,586	6,689	6,854	7,000	7,080	7,203	7,337	7,466	7,570
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	121,971	131,723	133,784	137,089	139,999	141,601	144,060	146,740	149,320	151,405
Square Footage to be built in excess of 25% threshold	181,449	171,697	169,636	166,331	163,421	161,819	159,360	156,680	154,100	152,015
Capacity of excess square footage	2,268	2,146	2,120	2,079	2,043	2,023	1,992	1,959	1,926	1,900

6-8 Square Footage	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Verrado Middle School	6,055									
Scott L. Libby (6-8 portion)	692									
L. Thomas Heck additional SF	5,525									
Verrado Heritage (6-8 portion only) (FY 16)	28,102									
Belen Soto Elementary (FY 20)	30,120									
Cumulative Total	70,494	70,494	70,494	70,494	70,494	70,494	70,494	70,494	70,494	70,494

Local Funds Report  
Litchfield Elementary District

2/25/2021

ADM Projections	3,914	4234	4100	4040	4029	4104	4194	4266	4273	4315
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	78,277	84,689	81,995	80,801	80,575	82,084	83,876	85,311	85,456	86,300
Square Footage to be built in excess of 25% threshold	0	0	0	0	0	0	0	0	0	0
Capacity of excess square footage	0	0	0	0	0	0	0	0	0	0

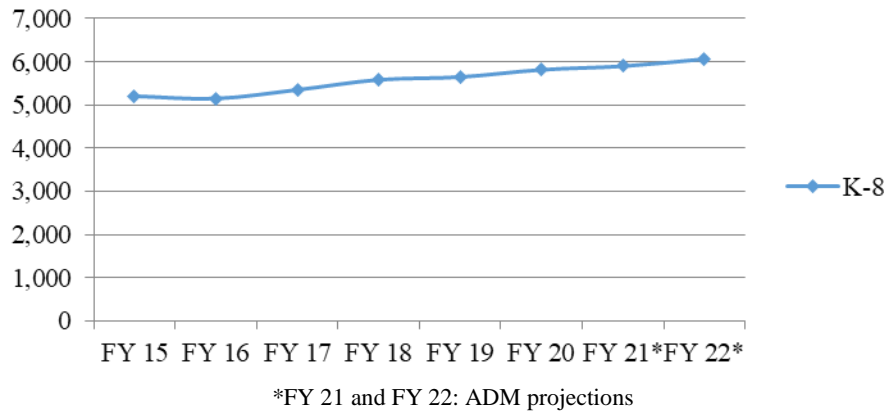
(1) per A.R.S. 15-2011 E.6.

## Littleton Elementary School District

### District Overview

Littleton Elementary School District is located about 15 miles west of downtown Phoenix, mostly south of Interstate 10, serving parts of Avondale and some county islands. The district currently has eight schools (K-8).

### District ADM History Chart



### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

### Littleton Elementary School District Outlook

Littleton Elementary School District resides primarily within the cities of Tolleson and Avondale. These cities, residing within Maricopa County, are known as being key transportation corridors to Mexico and California. The highways surrounding these cities bolster the regional economy through the creation of jobs and expedited commuting time.<sup>1</sup> Tolleson sits along the Papago Freeway, a segment of Interstate 10, and the Arizona Loop 101 which connects to Interstate 10 on 97th avenue.<sup>1</sup> Furthermore, the Pacific Railroad, Arizona Loop 202, and State Highway 85 serve as additional transportation near the city. With the recent completion of Loop 202, 117,000 automobiles are projected to travel through Loop 202 merging onto Interstate 10.<sup>2</sup>

From 2017 to 2018, Tolleson's employment rate increased by 2.62% with its largest industries being transportation & warehousing, administrative, support & waste management services, and retail trade.<sup>3</sup> The City of Tolleson completed a \$10.5 million redevelopment of its downtown core.<sup>4</sup> Avondale has made similar investments, developing a health-tech corridor on McDowell Road, including such companies as Phoenix Children's Southwest Valley Urgent Care, Copper Springs Hospital, and Banner Estrella Medical Center.<sup>5</sup> One new addition to this corridor is the Akos Medical Campus, which will bring 400 high-wage jobs to the city.<sup>6</sup> These investments and economic development combined with their proximity to heavily trafficked highways bode well for the future of the district.

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<sup>1</sup> Arizona Commerce Authority (2018, October 1). *Community profile for Tolleson*.  
<https://www.azcommerce.com/a/profiles/ViewProfile/128/Tolleson/>

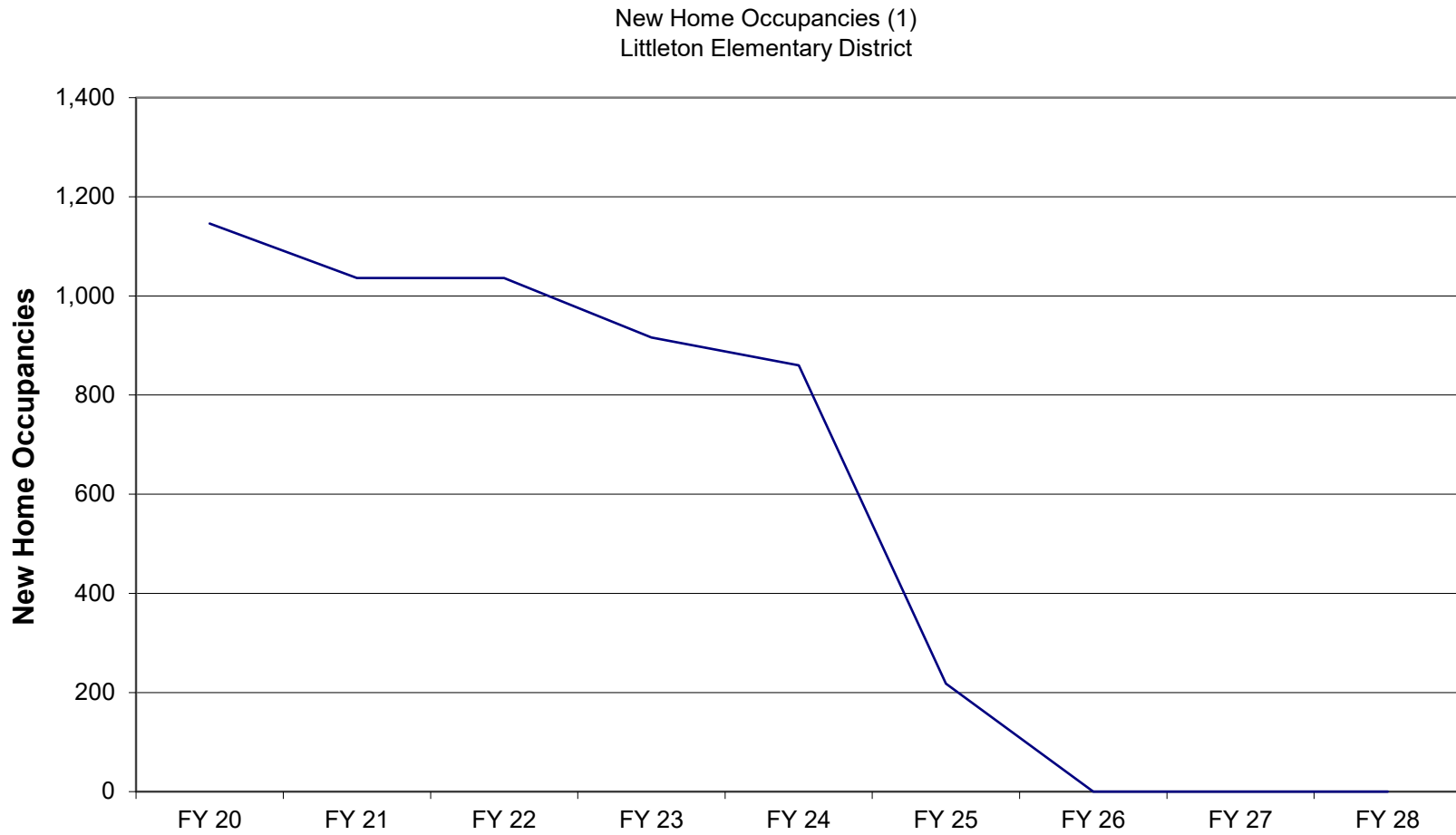
<sup>2</sup> AZ Business Magazine (2019, December 18). *Ducey will help open historic loop 202 south mountain freeway*. AZ Big Media.  
<https://azbigmedia.com/business/transportation-biz/ducey-will-open-loop-202-south-mountain-freeway-on-wednesday/>

<sup>3</sup> Data USA. (n.d.). *Tolleson, AZ*. Retrieved February 17, 2021 from <https://datausa.io/profile/geo/tolleson-az#civics>

<sup>4</sup> Arizona Commerce Authority (2018, October 1). *Community profile for Tolleson*.  
<https://www.azcommerce.com/a/profiles/ViewProfile/128/Tolleson/>

<sup>5</sup> City of Avondale. (n.d.). *Avondale health-tech corridor*. Retrieved February 24, 2021 from  
<https://www.avondaleaz.gov/home/showdocument?id=438>

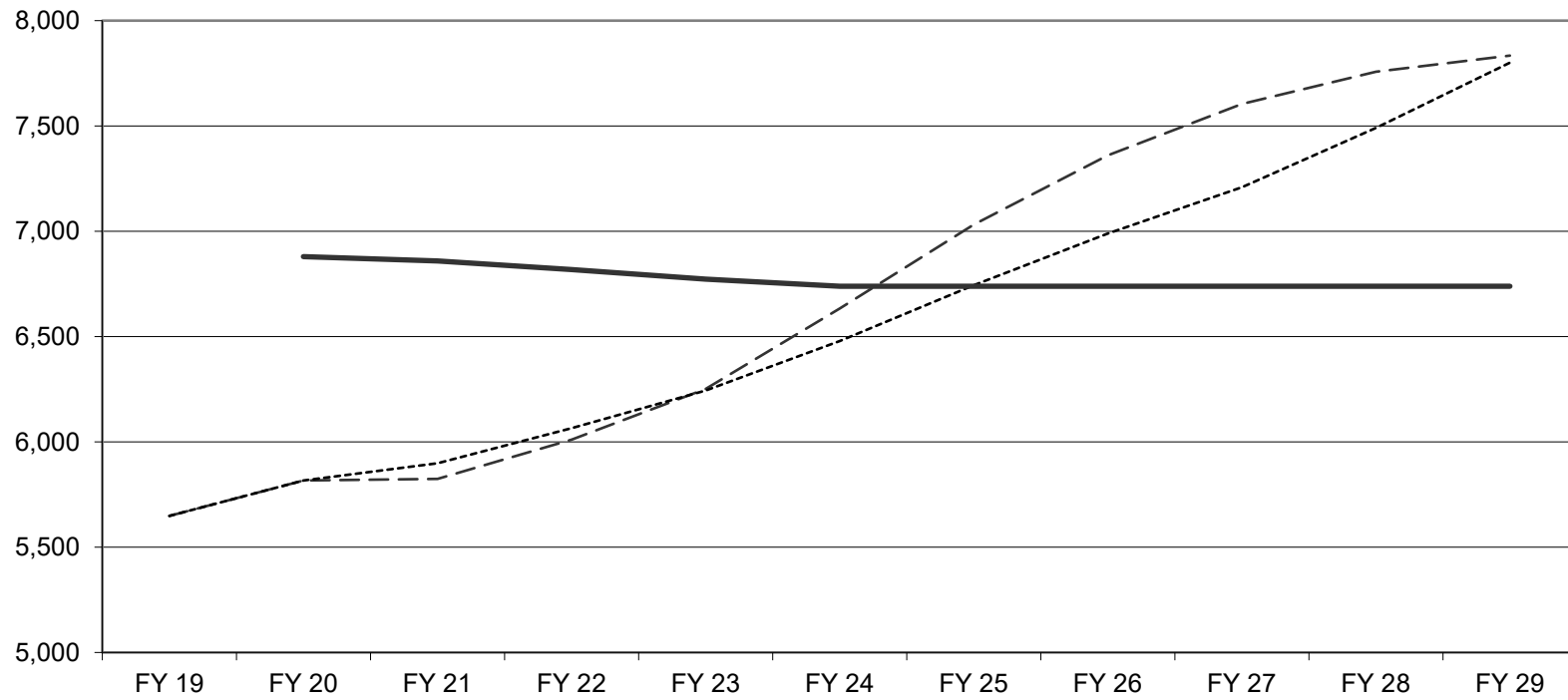
<sup>6</sup> City of Avondale. (2020, December). *Avondale Edge*. <https://mailchi.mp/avondaleaz/avondale-is-on-the-cutting-edge-4445740>



(1) As provided by the district.

FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
1,146	1,036	1,036	916	860	218	0	0	0	5,212

K-8 Graph  
Littleton Elementary District



--- District ADM      ..... SFB ADM      — Capacity

K-8	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
District ADM	5,648	5,816	5,824	6,011	6,251	6,633	7,031	7,361	7,605	7,757	7,834
SFB ADM	5,648	5,816	5,899	6,065	6,244	6,479	6,743	6,990	7,209	7,490	7,800
Capacity		6,879	6,859	6,817	6,772	6,739	6,739	6,739	6,739	6,739	6,739

# S C H O O L   F A C I L I T I E S   B O A R D

## 2021 New Construction Analysis Littleton Elementary District CTD – 070465 (K-8)

### District New Construction Request

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
							K-8 for 950 (011N)

**Staff Notes Regarding District's Request:** Project 011N was held for consideration last year for 950 students to open in FY 28. The district does not have any vacant parcels in SFB inventory and may need to acquire land for this anticipated future growth.

### Staff Recommendation for March 3, 2021

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
				K-8 for 950 (011N) *			

**Note:** The actual capacity of a 950-student K-8 school in this district is 1,097 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 15-2041 D. (2). Subject to change in future review.**

**New Construction Analysis  
Littleton Elementary District  
K - 8**

<b>K-8</b>	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Existing Capacity (1)	6,739	6,739	6,739	6,739	6,739	6,739	6,739	6,739	6,739	6,739
District-funded Capacity (2)	141	120	78	34	-	-	-	-	-	-
<b>Total Student Capacity</b>	<b>6,879</b>	<b>6,859</b>	<b>6,817</b>	<b>6,772</b>	<b>6,739</b>	<b>6,739</b>	<b>6,739</b>	<b>6,739</b>	<b>6,739</b>	<b>6,739</b>

<b>District's ADM Projections</b>	<b>5,816</b>	<b>5,824</b>	<b>6,011</b>	<b>6,251</b>	<b>6,633</b>	<b>7,031</b>	<b>7,361</b>	<b>7,605</b>	<b>7,757</b>	<b>7,834</b>
ADM Growth Rate	3.0%	0.1%	3.2%	4.0%	6.1%	6.0%	4.7%	3.3%	2.0%	1.0%
Number of Students for which new space is required (3)		(1,035)	(806)	(521)	(106)	292	622	866	1,018	1,095

<b>SFB Recommended ADM Projections</b>	<b>5,816</b>	<b>5,899</b>	<b>6,065</b>	<b>6,244</b>	<b>6,479</b>	<b>6,743</b>	<b>6,990</b>	<b>7,209</b>	<b>7,490</b>	<b>7,800</b>
ADM Growth Rate	3.0%	1.4%	2.8%	3.0%	3.8%	4.1%	3.7%	3.1%	3.9%	4.1%
Number of Students for which new space is required (3)		(960)	(753)	(528)	(260)	4	251	470	751	1,062

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 15-2011 E.6. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**MARCH 3, 2021 STAFF RECOMMENDATION**

The staff recommendation is to:

*Hold for consideration for possible future funding per A.R.S. 15-2041 D (2):*

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
011N - New School	K-8	950	92.4	87,780	1,097	FY 25



ADM Projections  
Littleton Elementary District

2/25/2021

<b>District Provided ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 8	5,648	5,816	5,824	6,011	6,251	6,633	7,031	7,361	7,605	7,757	7,834
% change		3.0%	0.1%	3.2%	4.0%	6.1%	6.0%	4.7%	3.3%	2.0%	1.0%

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<b>SFB ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 8	5,648	5,816	5,899	6,065	6,244	6,479	6,743	6,990	7,209	7,490	7,800
% change		3.0%	1.4%	2.8%	3.0%	3.8%	4.1%	3.7%	3.1%	3.9%	4.1%

Assumptions:

FY 19 and FY 20 are actual based on information received from ADE. FY 21 through FY 29 based on cohort survival and residential development.

<b>SFB ADM Forecast - Last Year</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 8	5,648	5,812	5,728	5,745	5,854	6,061	6,281	6,480	6,649	6,885	7,139
% change		2.9%	-1.4%	0.3%	1.9%	3.5%	3.6%	3.2%	2.6%	3.6%	3.7%

ADM History  
Littleton Elementary District

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	5-Year Average
<b>K - 8</b>	5,207	5,150	5,353	5,584	5,648	5,816	
<b>% change</b>		-1.1%	3.9%	4.3%	1.1%	3.0%	2.2%

## Square Footage and Capacity by School

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Littleton Elementary School	99,269	19,008	80,261	0	80,261	88.5	907
Underdown Junior High School bldgs. 1001-1006	28,238	0	28,238	0	28,238	88.5	319
District-funded addition to Underdown	39,240	39,240	0	NA	0	80.9	-
SFB-funded Collier Elementary bldg. 1001 (2)	80,342	0	80,342	NA	80,342	80.9	993
District-funded addition to Collier (3)	19,584	16,928	2,656	266	2,390	88.5	27
SFB-funded Quentin Elementary bldg. 1001 (4)	81,288	0	81,288	NA	81,288	80.9	1,005
District-funded addition to Quentin (3)	10,317	0	10,317	1,032	9,285	88.5	105
SFB-funded Country Place (5)	89,991	0	89,991	NA	89,991	80.0	1,125
District-funded addition to Country Place	410	410	0	NA	0	80.0	-
SFB-funded Estrella Vista	89,813	0	89,813	NA	89,813	80.0	1,123
District-funded replacement space at Estrella Vista (3)	1,266	0	1,266	127	1,139	88.5	13
District-funded addition to Estrella Vista	410	410	0	NA	0	80.0	-
SFB-funded Tres Rios	89,813	0	89,813	NA	89,813	80.0	1,123
District-funded addition to Tres Rios	1,105	1,105	0	NA	0	80.0	-
Fine Arts Academy (6)	87,484	76,241	11,243	NA	11,243	80.0	141
<b>Total K-8</b>	<b>718,570</b>	<b>153,342</b>	<b>565,228</b>	<b>1,425</b>	<b>563,803</b>		<b>6,879</b>
(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 15-2011 depending on the type of square footage.							
(2) SFB originally approved 78,540 SF, but district reported 80,342 SF (additional square footage came in under budget, and therefore was funded by SFB also).							
(3) The following spaces replace Underdown Junior High buildings 1002, 1004, and 1005:							
Collier - portion of building 1002	2,656						
Quentin - building 1002	10,317						
Estrella Vista - portion of building 1001	1,266						
Total	14,239						
(4) SFB originally approved 80,203 SF, but architect was able to design 81,288 SF within budget, so additional SF was funded by SFB also.							
(5) SFB originally approved 89,813 SF, but architect was able to design 89,991 SF within budget, so additional SF was funded by SFB also.							
(6) See Local Funds page for excluded area which varies by year based on ADM.							
Note: SFB-funded schools are not adjusted for interior corridors.							

Local Funds Report  
Littleton Elementary District

2/25/2021

K-8 Square Footage	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Building Addition (Collier) (FY 08)	16,928									
Addl space at Tres Rios (FY 10)	695									
Addl space at Underdown JH (FY 10)	21,231									
Addl space at Country Place (FY 12)	410									
Addl space at Tres Rios (FY 12)	410									
Addl space at Estrella Vista (FY 12)	410									
Fine Arts Academy (FY 17)	67,251									
Fine Arts Academy (FY 18)	20,233									
Cumulative Total	127,568	127,568	127,568	127,568	127,568	127,568	127,568	127,568	127,568	127,568
ADM Projections	5,816	5,899	6,065	6,244	6,479	6,743	6,990	7,209	7,490	7,800
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	116,320	117,974	121,291	124,880	129,580	134,862	139,791	144,174	149,805	156,008
Square Footage to be built in excess of 25% threshold	11,248	9,594	6,277	2,688	0	0	0	0	0	0
Capacity of excess square footage	141	120	78	34	0	0	0	0	0	0

(1) per A.R.S. 15-2011 E.6.

## Nadaburg Unified School District

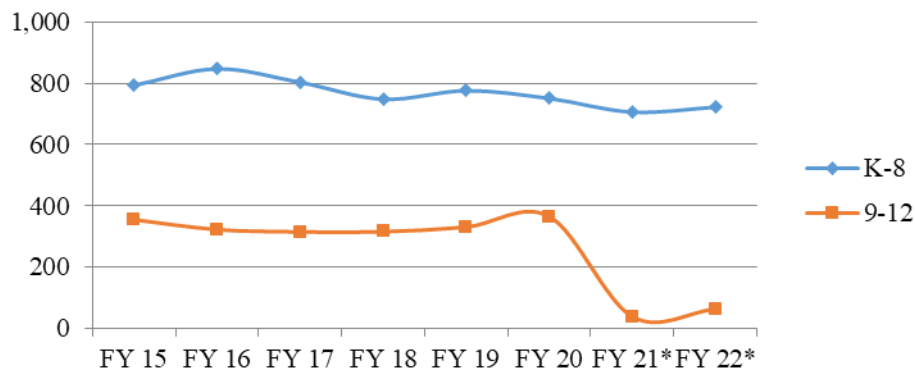
### District Overview

Nadaburg is located along U.S. Highway 60 (Grand Avenue), approximately 40 miles northwest of downtown Phoenix, and about 25 miles southeast of Wickenburg. The district serves parts of Peoria and Surprise, and unincorporated county areas. It has historically been a K-8 district. Voters in the district voted to unify Nadaburg as a K-12 district in November 2006, and the change went into effect on July 1, 2007. Currently, the district has two K-8 schools (Nadaburg Elementary and Desert Oasis Elementary) and has recently renovated previously-retired square footage to create high school space.

Most of the district's high school students are tuitioned out to the Wickenburg and Dysart Unified Districts. The district is seeking its own high school in order to retain students and alleviate the need to pay tuition. Per A.R.S. §15-2041 (D)(4), the district was not previously eligible for State funding for high school space, as it did not have its own high school space and did not meet the criteria for a geographic exception.

The district has renovated some of the retired buildings at Nadaburg Elementary School into high school space with local funds, which opened with 9<sup>th</sup> graders in Fall 2020.

### District ADM History Chart



\*FY 21 and FY 22: ADM projections. For 9-12, FY 21 ADM only includes that of the district's own high school and prior years include tuitioned-out students.

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

### **Nadaburg Unified School District**

Nadaburg Unified School District is expected to get a slight ADM increase mainly due to the opening of Mountainside High School earlier this year.<sup>1</sup> Prior to Mountainside High School, Nadaburg Unified had two K-8 schools and students who culminated into high school grade levels were “tuitioned-out” into Wickenburg and Dysart Unified School Districts where the State paid tuition for these students.<sup>2</sup> However, in 2019, there was a \$2.4 million bond issued to renovate existing infrastructure to house the first phase (9<sup>th</sup> grade students)<sup>3</sup> of establishing a high school within Nadaburg USD boundaries. Nadaburg has plans to continue adding phases (additional grade levels starting with 10<sup>th</sup> grade) in the following years and ultimately achieving the ability to house and educate all four high school grades (9-12) by the 2023-2024 academic year.<sup>4</sup> The pilot class of 9<sup>th</sup> graders enrolled are expected to be in 75% in-person learning and 25% online learning.<sup>5</sup> This plan to achieve a fully functioning and comprehensive high school in the next few years will account for an increase in ADM for Nadaburg Unified School District. Based on the FY 21 Capital Plans submitted by Nadaburg USD, there is expected to be approximately 8,756 single-family housing development units expected to reside within the district’s boundary between 2021 and 2028. Taking into consideration the increase of available single-family housing in conjunction with the establishment of Mountainside High School in Nadaburg boundaries, Nadaburg Unified School District should expect to see a slight ADM increase for 2021 as well as a steady increase into 2024.

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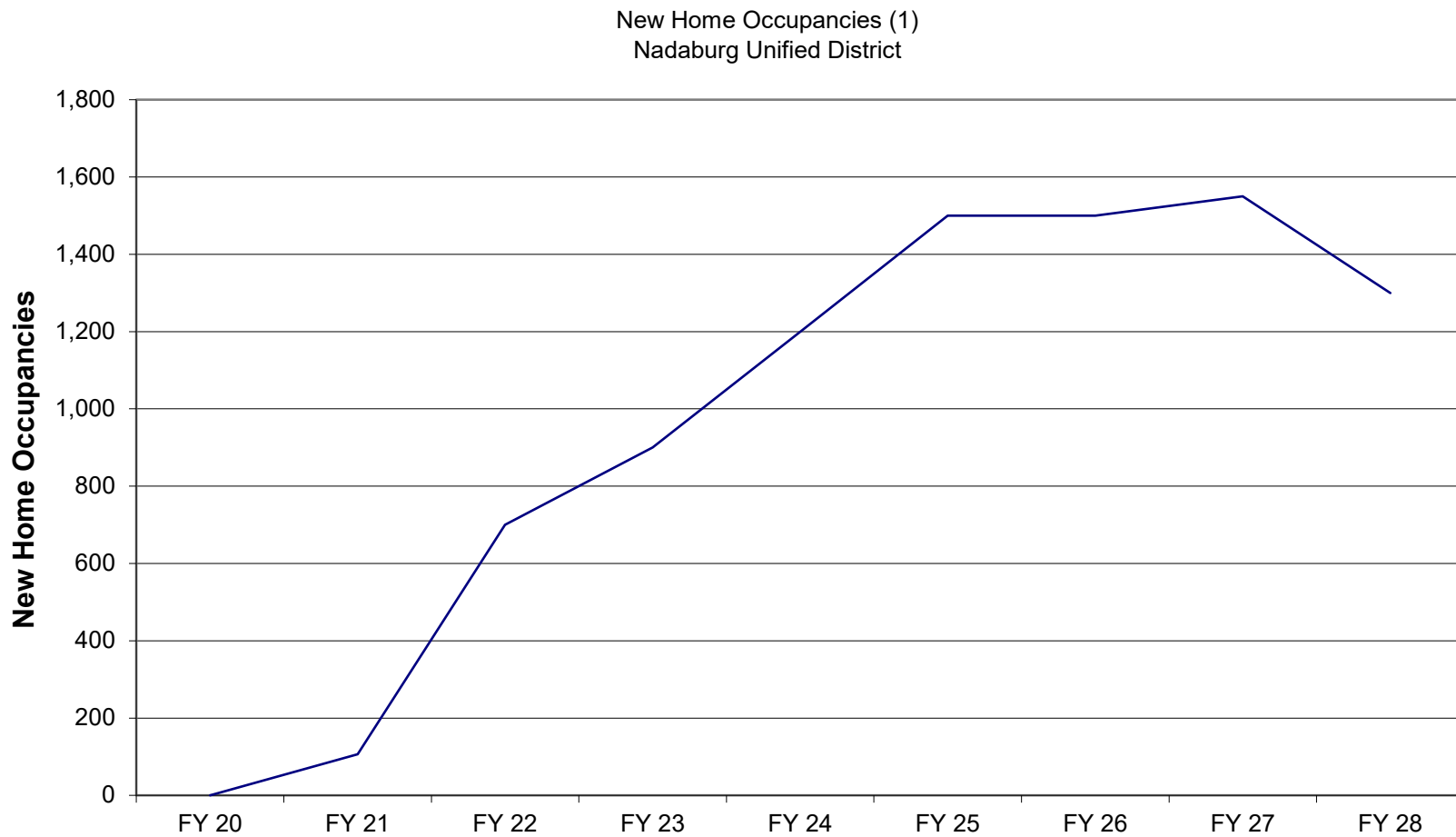
<sup>1</sup> Nadaburg Unified School District No. 81. (2020, July 15). *Join us for the Open House of Mountainside High School facility this Tuesday 10/06*. [http://nadaburgsd.org/news/what\\_s\\_new/nadaburg\\_announces\\_governing\\_board\\_vacancies](http://nadaburgsd.org/news/what_s_new/nadaburg_announces_governing_board_vacancies)

<sup>2</sup> Nadaburg Unified School District. (2019). *Nadaburg USD FY20 Capital Plan*

<sup>3</sup> Marshall, S. (2020, October 15). New high school in Wittmann. *The Wickenburg Sun*. <https://wickenburgsun.com/news/7596/new-high-school-in-wittmann/>

<sup>4</sup> Ibid.

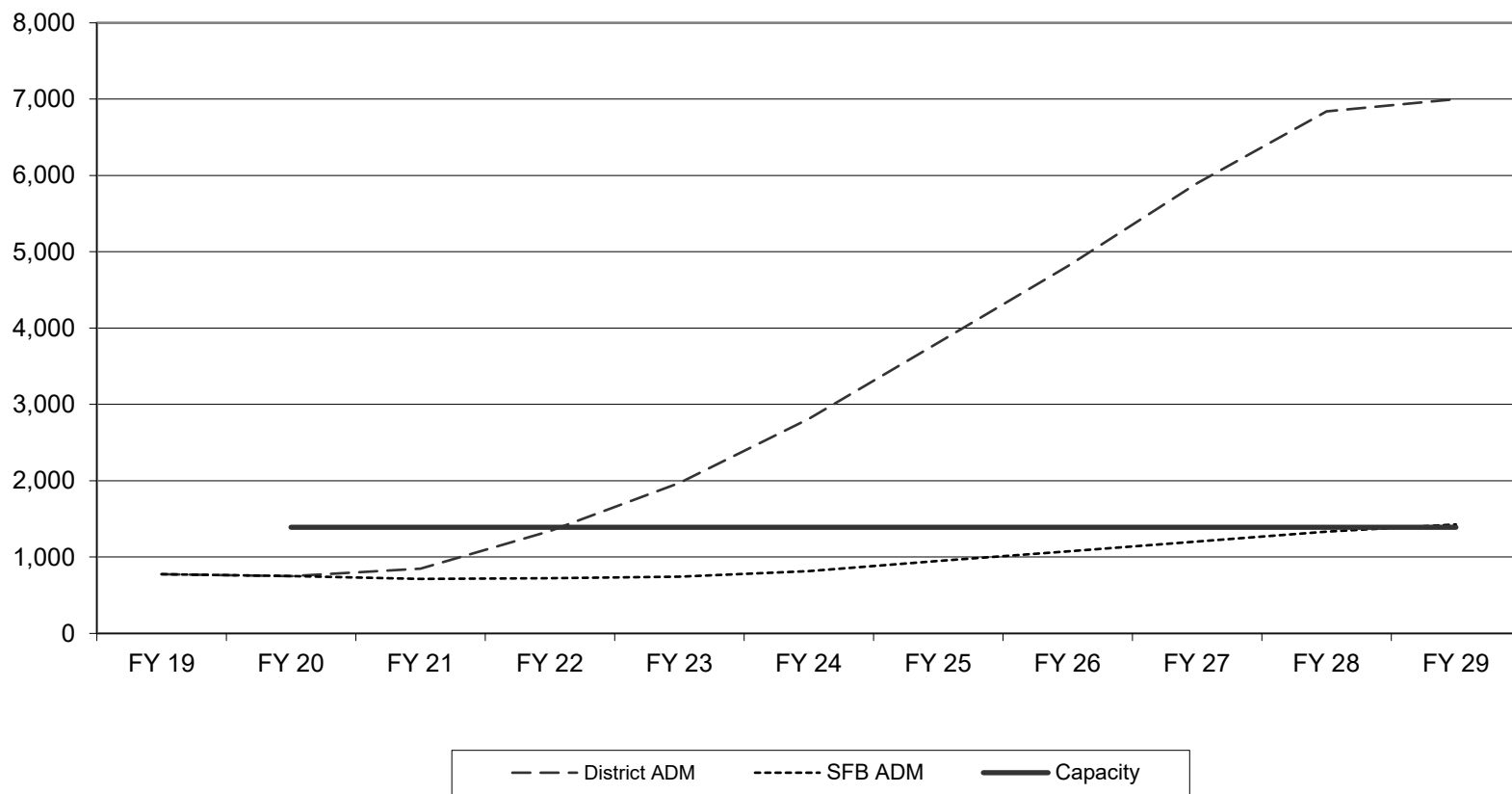
<sup>5</sup> Ibid.



(1) As provided by the District.

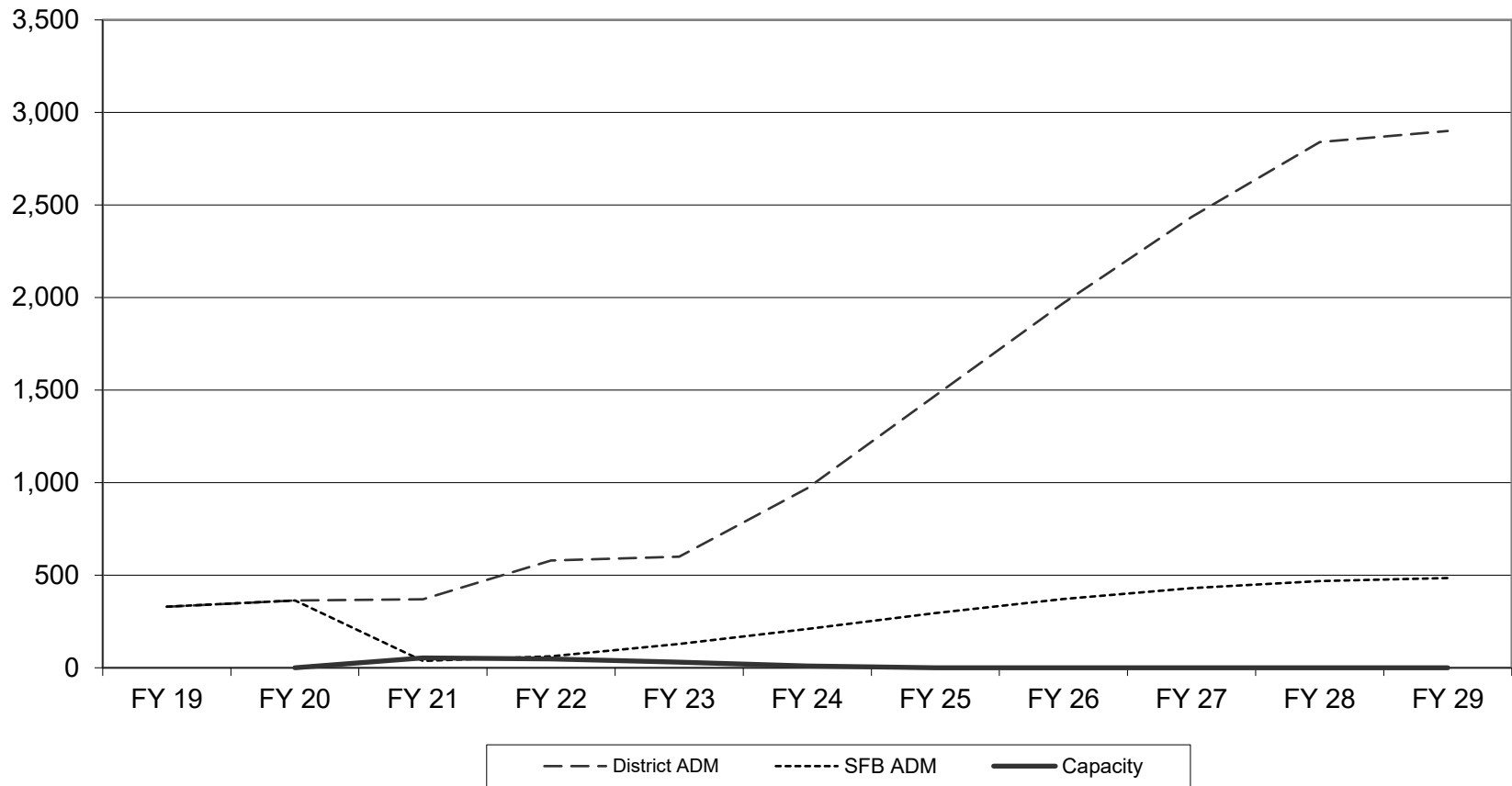
FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
0	106	700	900	1,200	1,500	1,500	1,550	1,300	8,756

K-8 Graph  
Nadaburg Unified District

[illegible]



9-12 Graph  
Nadaburg Unified District



9-12	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
District ADM	330	364	370	580	600	970	1,470	1,970	2,435	2,840	2,900
SFB ADM	330	364	37	62	128	209	295	372	431	468	485
Capacity		0	53	47	30	10	0	0	0	0	0

# S C H O O L   F A C I L I T I E S   B O A R D

## 2021 New Construction Analysis Nadaburg Unified District CTD – 070381 (K-8)

### District New Construction Request

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)	FY 29 (7/1/28-6/30/29)
							K-8 school for 800 students (008N)	

**Staff Notes Regarding District's Request:** Project 008N was held for consideration last year to open in FY 28. The district would need to obtain land for this project.

### Staff Recommendation for April 7, 2021

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)	FY 29 (7/1/28-6/30/29)
								K-8 school for 800 students (008N) *

**Note:** The actual capacity of an 800-student K-8 school in this district would be 914 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 15-2041 D. (2). Subject to change in future review.**

**New Construction Analysis  
Nadaburg Unified District  
K - 8**

<b>K-8</b>	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Existing Capacity (1)	1,391	1,391	1,391	1,391	1,391	1,391	1,391	1,391	1,391	1,391
<b>Total Student Capacity</b>	<b>1,391</b>	<b>1,391</b>	<b>1,391</b>	<b>1,391</b>	<b>1,391</b>	<b>1,391</b>	<b>1,391</b>	<b>1,391</b>	<b>1,391</b>	<b>1,391</b>

<b>District's ADM Projections</b>	<b>750</b>	<b>850</b>	<b>1,340</b>	<b>1,970</b>	<b>2,810</b>	<b>3,810</b>	<b>4,810</b>	<b>5,900</b>	<b>6,840</b>	<b>7,000</b>
ADM Growth Rate	-3.3%	13.3%	57.6%	47.0%	42.6%	35.6%	26.2%	22.7%	15.9%	2.3%
Number of Students for which new space is required (2)		(541)	(51)	579	1,419	2,419	3,419	4,509	5,449	5,609

<b>SFB Recommended ADM Projections</b>	<b>750</b>	<b>714</b>	<b>722</b>	<b>742</b>	<b>816</b>	<b>951</b>	<b>1,076</b>	<b>1,205</b>	<b>1,332</b>	<b>1,428</b>
ADM Growth Rate	-3.3%	-4.9%	1.1%	2.7%	10.0%	16.6%	13.1%	11.9%	10.5%	7.2%
Number of Students for which new space is required (2)		(677)	(669)	(649)	(575)	(439)	(314)	(186)	(59)	37

(1) See Square Footage and Capacity by School page.

(2) Difference between ADM projections and Total Student Capacity.

**APRIL 7, 2021 STAFF RECOMMENDATION**

The staff recommendation is to:

*Hold for consideration for possible future funding per A.R.S. 15-2041 D (2):*

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
008N - New school	K-8	800	92.4	73,920	914	FY 29

# S C H O O L   F A C I L I T I E S   B O A R D

## 2021 New Construction Analysis Nadaburg Unified District CTD – 070381 (9-12)

### District New Construction Request

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
			9-12 for 500 (007N)				

**Staff Notes Regarding District's Request:** Project 007N was held for consideration last year to open in FY 24. The district would need to obtain land for this project.

### Staff Recommendation for April 7, 2021

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
	9-12 for 500 students (007N) *						

**Note:** The actual capacity of a 500-student 9-12 school in this district would be 558 students.

**\* Hold for consideration in December 2021 for future funding. Subject to change in future review.**

**New Construction Analysis  
Nadaburg Unified District  
9-12**

<b>9-12</b>	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
District-funded Capacity (1)		53	47	30	10	-	-	-	-	-
<b>Total Student Capacity</b>	-	<b>53</b>	<b>47</b>	<b>30</b>	<b>10</b>	-	-	-	-	-

<b>District's ADM Projections</b>	<b>364</b>	<b>370</b>	<b>580</b>	<b>600</b>	<b>970</b>	<b>1,470</b>	<b>1,970</b>	<b>2,435</b>	<b>2,840</b>	<b>2,900</b>
ADM Growth Rate	10.5%	1.6%	56.8%	3.4%	61.7%	51.5%	34.0%	23.6%	16.6%	2.1%
Number of Students for which new space is required (2)		317	533	570	960	1,470	1,970	2,435	2,840	2,900

<b>SFB Recommended ADM Projections</b>	<b>364</b>	<b>37</b>	<b>62</b>	<b>128</b>	<b>209</b>	<b>295</b>	<b>372</b>	<b>431</b>	<b>468</b>	<b>485</b>
ADM Growth Rate	10.5%	-89.8%	67.6%	106.6%	63.3%	41.0%	26.0%	15.9%	8.7%	3.6%
Number of Students for which new space is required (2)		(16)	15	98	199	295	372	431	468	485

(1) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 15-2011 E.6. See Local Funds page.

(2) Difference between ADM projections and Total Student Capacity.

**APRIL 7, 2021 STAFF RECOMMENDATION**

The staff recommendation is to:

*The staff recommendation is to hold for consideration in December 2021:*

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
007N - New school	9-12	500	134	67,000	558	FY 22

ADM Projections  
Nadaburg Unified District

4/5/2021

<b>District Provided ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 8	776	750	850	1,340	1,970	2,810	3,810	4,810	5,900	6,840	7,000
% change		-3.3%	13.3%	57.6%	47.0%	42.6%	35.6%	26.2%	22.7%	15.9%	2.3%
9 - 12	330	364	370	580	600	970	1,470	1,970	2,435	2,840	2,900
% change		10.5%	1.6%	56.8%	3.4%	61.7%	51.5%	34.0%	23.6%	16.6%	2.1%
Total	1,106	1,115	1,220	1,920	2,570	3,780	5,280	6,780	8,335	9,680	9,900
% change		0.8%	9.5%	57.4%	33.9%	47.1%	39.7%	28.4%	22.9%	16.1%	2.3%

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<b>SFB ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 8	776	750	714	722	742	816	951	1,076	1,205	1,332	1,428
% change		-3.3%	-4.9%	1.1%	2.7%	10.0%	16.6%	13.1%	11.9%	10.5%	7.2%
9 - 12	330	364	37	62	128	209	295	372	431	468	485
% change		10.5%	-89.8%	67.6%	106.6%	63.3%	41.0%	26.0%	15.9%	8.7%	3.6%
Total	1,106	1,115	751	784	870	1,025	1,246	1,448	1,636	1,800	1,913
% change		0.8%	-32.6%	4.4%	10.9%	17.9%	21.6%	16.2%	13.0%	10.0%	6.3%

Assumptions:

FY 19 and FY 20 are actual based on information received from ADE. FY 21 through FY 29 based on cohort survival and residential development. For 9-12, FY 19 and FY 20 are actual tuitioned-out ADM based on information received from ADE, and FY 21 through FY 29 are projected ADM of students that will attend the district's own high school(s).

<b>SFB ADM Forecast - Last Year</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 8	776	773	788	806	841	934	1,077	1,196	1,304	1,412	1,482
% change		-0.4%	2.0%	2.2%	4.3%	11.0%	15.4%	11.0%	9.0%	8.3%	4.9%
9 - 12	330	316	32	63	99	195	280	361	442	492	525
% change		-4.2%	-89.9%	96.5%	56.7%	97.7%	43.6%	29.0%	22.6%	11.3%	6.6%
Total	1,106	1,088	820	869	939	1,128	1,357	1,557	1,746	1,904	2,006
% change		-1.6%	-24.6%	5.9%	8.1%	20.1%	20.3%	14.7%	12.2%	9.1%	5.3%

ADM History  
Nadaburg Unified District

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	5-Year Average
<b>K - 8</b>	793	847	803	748	776	750	
<b>% change</b>		6.8%	-5.2%	-6.8%	3.8%	-3.3%	-1.1%
<b>9 - 12</b>	354	322	314	315	330	364	
<b>% change</b>		-9.2%	-2.4%	0.2%	4.8%	10.5%	0.6%
<b>Total</b>	1,147	1,169	1,117	1,062	1,106	1,115	
<b>% change</b>		1.9%	-4.4%	-4.9%	4.1%	0.8%	-0.6%

9-12 reflects tuitioned-out ADM through FY 20. District opened its first high school Fall 2020.

Square Footage and Capacity by School  
Nadaburg Unified District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Nadaburg Elementary School (2)	100,941	48,432	52,509	5,252	47,257	88.5	534
SFB-funded Desert Oasis	69,307	7	69,300	NA	69,300	80.9	857
<b>Total K-8 Square Footage</b>	<b>170,248</b>	<b>48,439</b>	<b>121,809</b>	<b>5,252</b>	<b>116,557</b>		<b>1,391</b>
Nadaburg Elementary School buildings 1006-1007 (3)	7,812	1,156	6,656	NA	6,656	125	53
<b>Total 9-12 Square Footage</b>	<b>7,812</b>	<b>1,156</b>	<b>6,656</b>	<b>0</b>	<b>6,656</b>		<b>53</b>
(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 15-2011 depending on the type of square footage.							
(2) Includes replacement space funded by SFB.							
(3) These buildings were retired and replaced during the Deficiencies Corrections program. District used local funds to bring them into compliance with minimum guidelines and the space opened for high school students Fall 2020. Capacity varies each year based on ADM. See LF Projects tab for projected capacity.							
Note: SFB-funded schools are not adjusted for interior corridors.							



Local Funds Report  
Nadaburg Unified District

4/5/2021

K-8 Square Footage	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Additional SF at Desert Oasis (FY 09)	7									
Cumulative Total	7	7	7	7	7	7	7	7	7	7
ADM Projections	750	714	722	742	816	951	1,076	1,205	1,332	1,428
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	15,006	14,278	14,438	14,833	16,321	19,027	21,528	24,096	26,631	28,561
Square Footage to be built in excess of 25% threshold	0	0	0	0	0	0	0	0	0	0
Capacity of excess square footage	0	0	0	0	0	0	0	0	0	0

9-12 Square Footage	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Nadaburg Elementary School buildings brought up to minimum guidelines by District (1006-1007)		7,812								
Cumulative Total	-	7,812	7,812	7,812	7,812	7,812	7,812	7,812	7,812	7,812
ADM Projections		37	62	128	209	295	372	431	468	485
x Minimum adequacy factor		125	125	125	125	125	125	125	125	125
x 25%		25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)		1,156	1,938	4,002	6,535	9,214	11,610	13,460	14,627	15,150
Square Footage to be built in excess of 25% threshold		6,656	5,875	3,810	1,277	0	0	0	0	0
Capacity of excess square footage		53	47	30	10	0	0	0	0	0

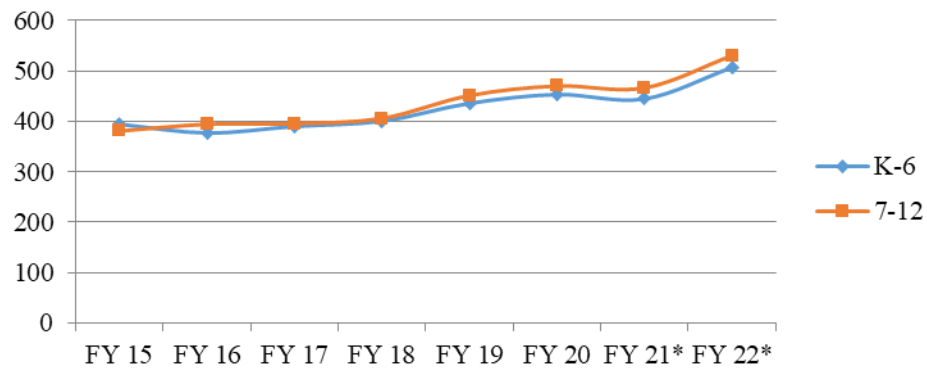
(1) per A.R.S. 15-2011 E.6.

## Pima Unified School District

### District Overview

Pima Unified School District is located in the central part of Graham County, bisected by Highway 70. Although the District's territory extends from the north end to the south end of the county, its population is mostly in the Town of Pima. The District is configured K-6, 7-12, and has one elementary school (K-6), one junior high school (7-8), and one high school (9-12). Additional SFB-funded and locally-funded space at the elementary school is currently under construction.

### District ADM History Chart



\*FY 21 and FY 22: ADM projections

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

### **Pima Unified School District**

Pima Unified School District is located in Graham County along the Gila River in southeastern Arizona, near the city of Safford. Agriculture is the principal economic activity across the county, with Pima serving as a farm trade center for surrounding agricultural areas. Other key industries in the region include mining, educational services, and health care and social assistance. The city also offers a wide array of scenic attractions as it is located north of the Coronado National Forest. As a result, Pima has seen increases in tourism and winter visitors, which has boosted wholesale and retail trade.<sup>1</sup> The city is also becoming a popular retirement community. Major employers include local government offices and the Eastern Arizona Community College in the neighboring city of Thatcher. The Pima Unified School District currently includes one high school, one junior high, and one elementary school and serves around 1,016 students.<sup>2</sup> Between 2017 and 2018, Pima has seen a 0.5 percent increase in population, 7 percent increase in employment, 9 percent growth in median household income, and 5 percent growth in median property value.<sup>3</sup> While population growth was not substantial, increases in employment, wages, and property values will likely contribute to future growth of the district.

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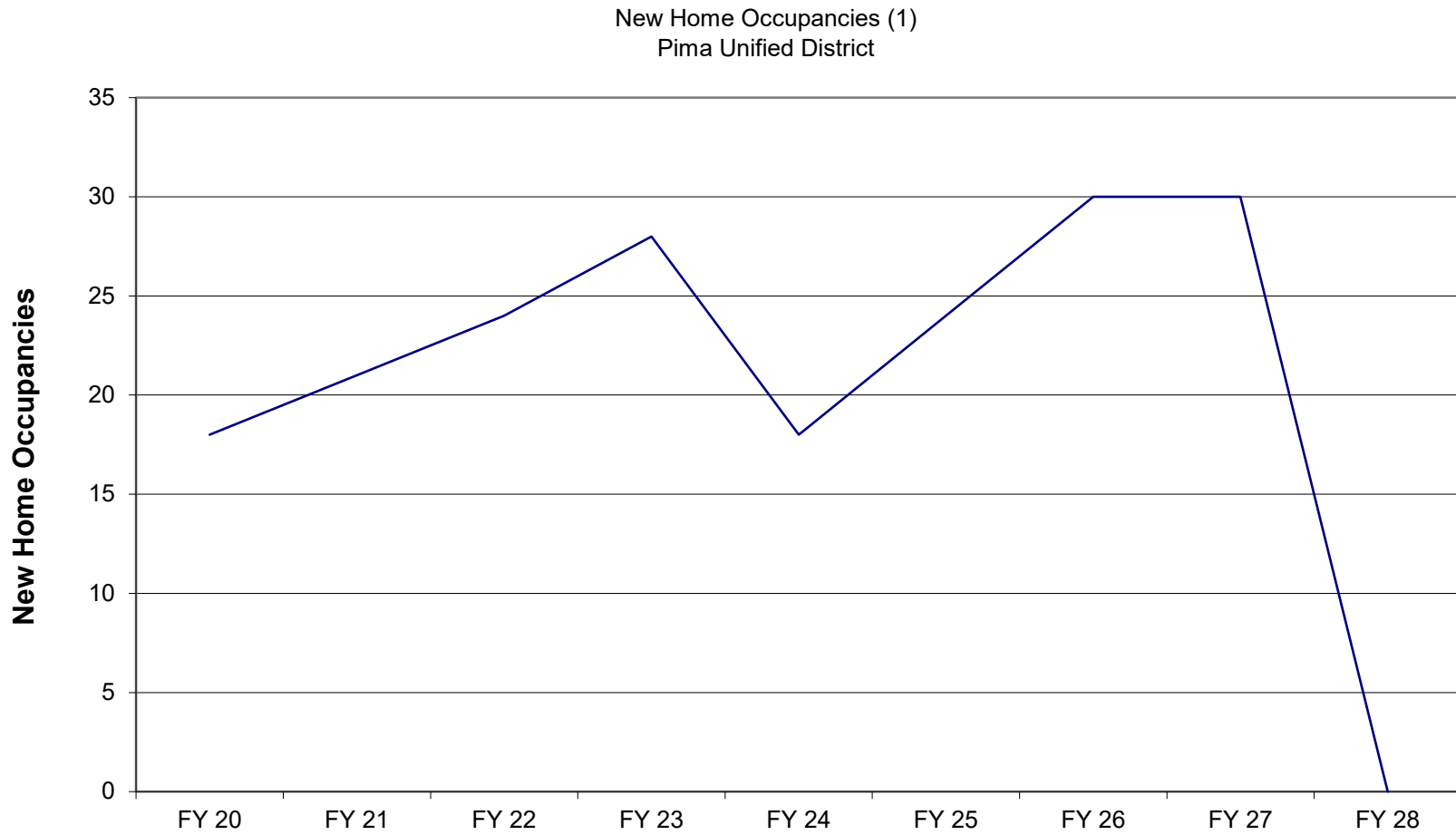
<sup>1</sup> Arizona Commerce Authority. (2018, October 1). *Community profile for Pima*.

<https://www.azcommerce.com/a/profiles/ViewProfile/98/Pima/>

<sup>2</sup> Pima Unified School District. (n.d.). *Welcome to Pima Unified Schools*. Retrieved March 31, 2021 from

<https://www.pimaschools.org/>

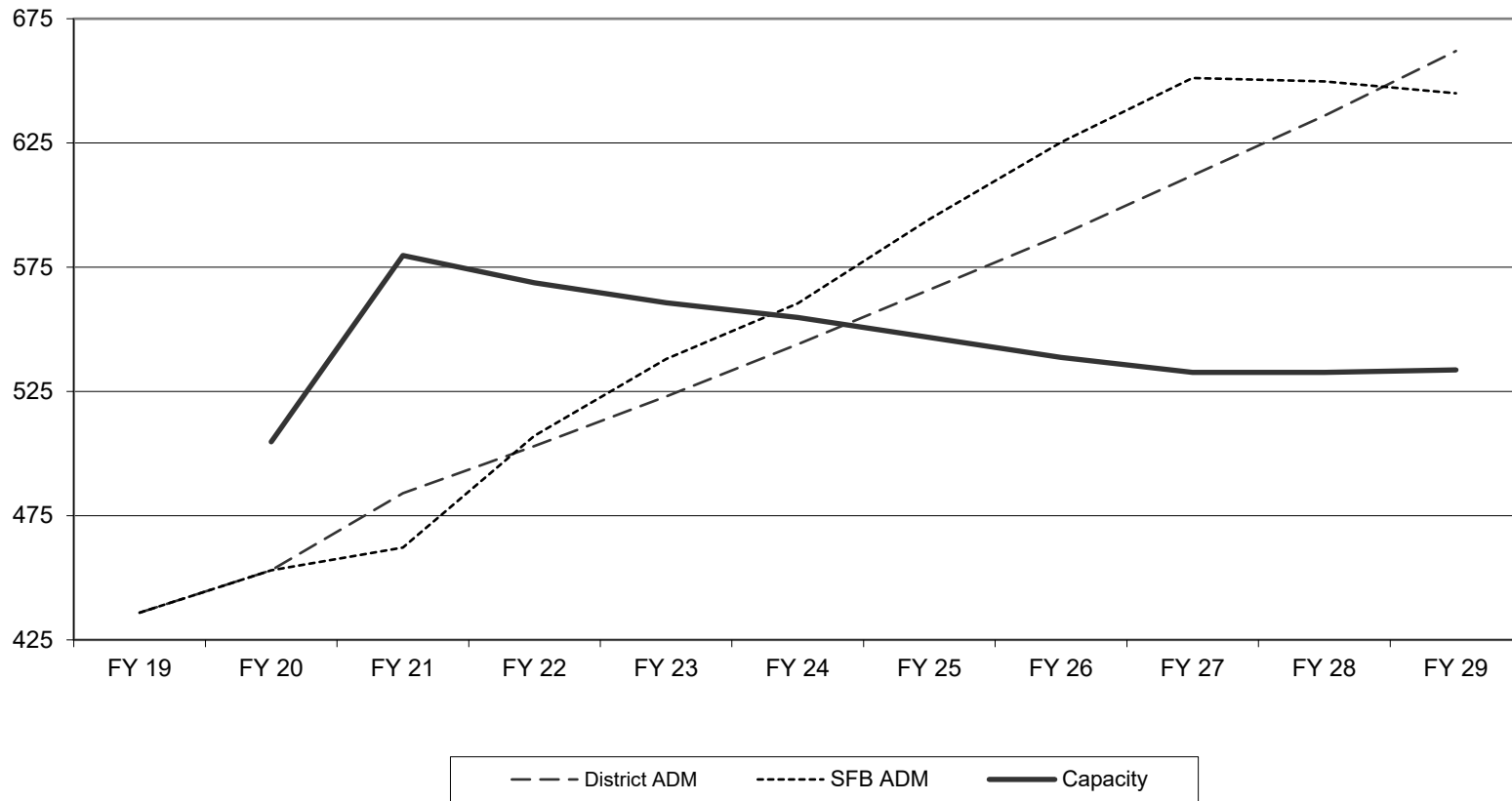
<sup>3</sup> Data USA. (n.d.). *Pima, AZ*. Retrieved March 29, 2021 from <https://datausa.io/profile/geo/pima-az>



(1) As adjusted by SFB staff. Projections are:

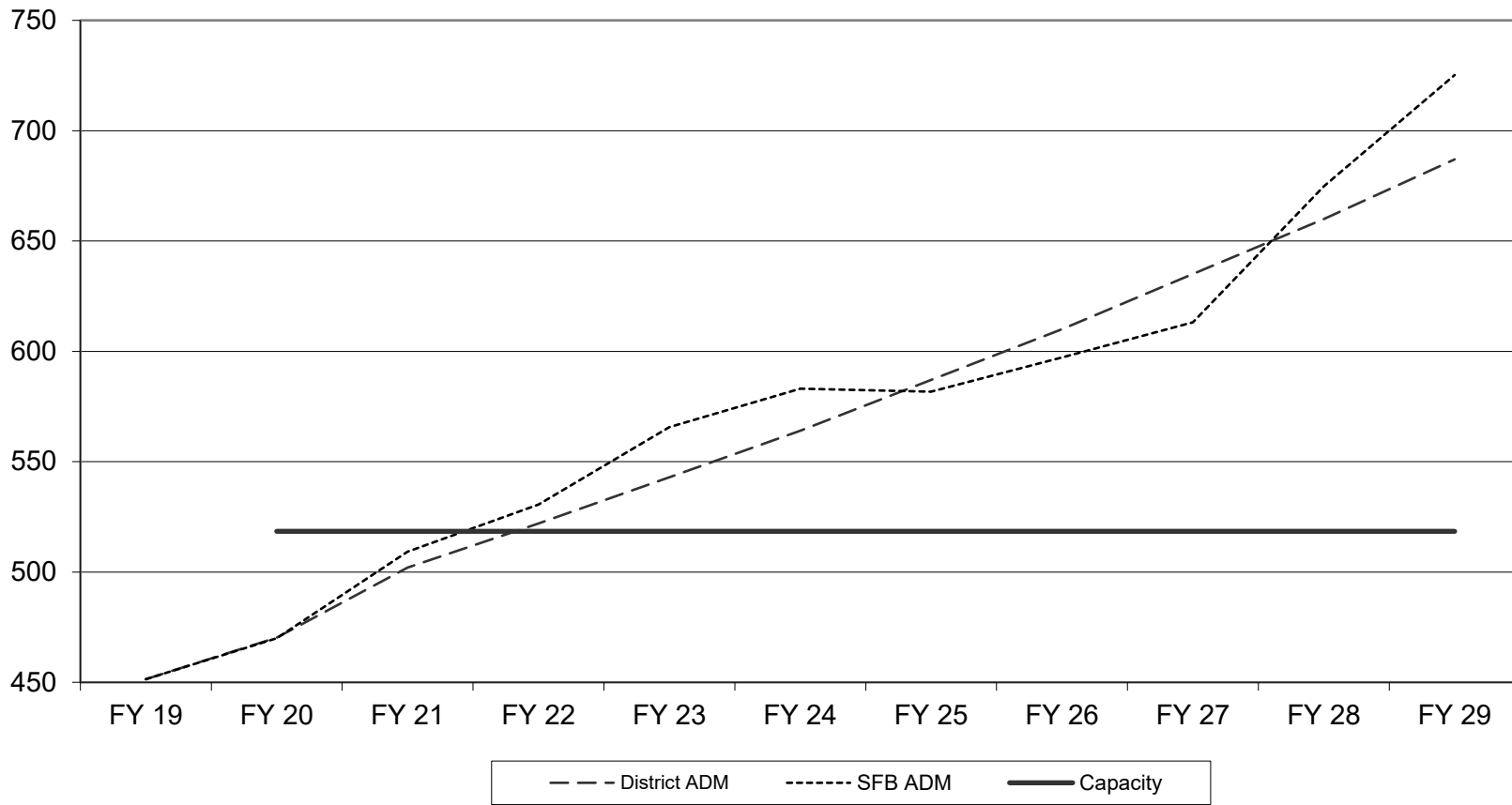
FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
18	21	24	28	18	24	30	30	0	193

K-6 Graph  
Pima Unified District



K-6	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
District ADM	436	453	484	503	523	544	566	588	612	636	662
SFB ADM	436	453	462	507	538	560	594	625	651	650	645
Capacity		505	580	569	561	555	547	539	533	533	534

7-12 Graph  
Pima Unified District

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# S C H O O L   F A C I L I T I E S   B O A R D

## 2021 New Construction Analysis Pima Unified District CTD – 050206 (7-12)

### District New Construction Request

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
				9-12 for 388 students			

**Staff Notes Regarding District's Request:** This project was not was requested last year. The district will need to obtain land for this school.

### Staff Recommendation for April 7, 2021

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
	7-12 for 207 students *						

**Note:** The actual capacity of a 207 student school in this district would be 228 students.

**\* Hold for consideration in December 2021 for future funding. Subject to change in future review.**

**New Construction Analysis  
Pima Unified District  
7-12**

<b>7-12</b>	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Existing Capacity (1)	518	518	518	518	518	518	518	518	518	518
<b>Total Student Capacity</b>	<b>518</b>	<b>518</b>	<b>518</b>	<b>518</b>	<b>518</b>	<b>518</b>	<b>518</b>	<b>518</b>	<b>518</b>	<b>518</b>

<b><i>District's ADM Projections</i></b>	<b>470</b>	<b>502</b>	<b>522</b>	<b>543</b>	<b>564</b>	<b>587</b>	<b>610</b>	<b>635</b>	<b>660</b>	<b>687</b>
ADM Growth Rate	4.1%	6.8%	4.0%	4.0%	3.9%	4.1%	3.9%	4.1%	3.9%	4.1%
Number of Students for which new space is required (2)		(16)	4	25	46	69	92	117	142	169

<b><i>SFB Recommended ADM Projections</i></b>	<b>470</b>	<b>509</b>	<b>531</b>	<b>566</b>	<b>583</b>	<b>582</b>	<b>597</b>	<b>613</b>	<b>675</b>	<b>725</b>
ADM Growth Rate	4.1%	8.3%	4.2%	6.6%	3.1%	-0.2%	2.7%	2.7%	10.0%	7.5%
Number of Students for which new space is required (2)		(9)	12	47	65	63	79	95	156	207

(1) See Square Footage and Capacity by School page.

(2) Difference between ADM projections and Total Student Capacity.

**APRIL 7, 2021 STAFF RECOMMENDATION**

The staff recommendation is to hold for consideration in December 2021:

<b>Project Number / Description</b>	<b>Grade Config.</b>	<b>Design Capacity</b>	<b>SF per Student</b>	<b>Square Feet</b>	<b>Actual Capacity</b>	<b>Open FY</b>
New school	7-12	207	122.7	25,399	228	FY 22



ADM Projections  
Pima Unified District

4/5/2021

<b>District Provided ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 6	436	453	484	503	523	544	566	588	612	636	662
% change		3.9%	6.8%	3.9%	4.0%	4.0%	4.0%	3.9%	4.1%	3.9%	4.1%
7 - 12	451	470	502	522	543	564	587	610	635	660	687
% change		4.1%	6.8%	4.0%	4.0%	3.9%	4.1%	3.9%	4.1%	3.9%	4.1%
Total	887	923	986	1,025	1,066	1,108	1,153	1,198	1,247	1,296	1,349
% change		4.0%	6.8%	4.0%	4.0%	3.9%	4.1%	3.9%	4.1%	3.9%	4.1%

<b>SFB ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 6	436	453	462	507	538	560	594	625	651	650	645
% change		3.9%	2.0%	9.7%	6.1%	4.2%	6.1%	5.2%	4.1%	-0.2%	-0.7%
7 - 12	451	470	509	531	566	583	582	597	613	675	725
% change		4.1%	8.3%	4.2%	6.6%	3.1%	-0.2%	2.7%	2.7%	10.0%	7.5%
Total	887	923	971	1,038	1,104	1,144	1,176	1,222	1,264	1,324	1,370
% change		4.0%	5.2%	6.8%	6.4%	3.6%	2.8%	3.9%	3.4%	4.8%	3.5%

Assumptions:

FY 19 and FY 20 are actual based on information received from ADE. FY 21 through FY 29 based on cohort survival and residential development.

<b>SFB ADM Forecast - Last Year</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 6	433	436	453	469	480	493	526	530	528	533	NA
% change		0.7%	3.8%	3.4%	2.4%	2.7%	6.7%	0.7%	-0.3%	0.9%	NA
7 - 12	450	467	497	511	536	546	540	564	576	596	NA
% change		3.7%	6.6%	2.8%	4.9%	2.0%	-1.1%	4.3%	2.2%	3.5%	NA
Total	883	903	950	980	1,016	1,040	1,067	1,093	1,104	1,129	NA
% change		2.2%	5.3%	3.1%	3.7%	2.3%	2.6%	2.5%	1.0%	2.3%	NA

ADM History  
Pima Unified District

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	5-Year Average
<b>K - 6</b>	395	377	390	401	436	453	
<b>% change</b>		-4.4%	3.4%	2.7%	8.8%	3.9%	2.8%
<b>7 - 12</b>	381	394	396	406	451	470	
<b>% change</b>		3.6%	0.3%	2.7%	11.1%	4.1%	4.3%
<b>Total</b>	776	772	786	807	887	923	
<b>% change</b>		-0.5%	1.8%	2.7%	10.0%	4.0%	3.5%

## Square Footage and Capacity by School

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Pima Elementary School - excluding Bldgs. 1005 and 1009	26,345	2,400	23,945	1,279	22,666	85	267
Pima Elementary School - Bldg 1005 (K-6 portion only) (2)	2,618	-	2,618	-	2,618	85	31
Pima High School - Bldg 1001 (K-6 portion only) (2)	385	-	385	-	385	85	5
Pima High School - Bldg 1003 (3)	4,061	-	4,061	-	4,061	85	48
Pima High School - Bldg 1004 (K-6 portion only) (2)	3,007	-	3,007	-	3,007	85	35
District-funded addition Bldg. 1009 (4)	6,474	6,474	-	NA	-	80	-
1010 (K-6 portion only)	1,078	-	1,078	-	1,078	85.0	13
SFB-approved 002N	8,550	-	8,550	NA	8,550	80	107
District funded addition bldg. 1010 (FY 19)	1,800	1,800	-	-	-	80	-
<b>Total K-6</b>	<b>52,519</b>	<b>10,674</b>	<b>43,645</b>	<b>1,279</b>	<b>42,366</b>		<b>505</b>
Gila Valley Learning Center	1,242	-	1,242	-	1,242	119.7	10
Pima Junior High School (replacement portion)	9,661	-	9,661	966	8,695	119.7	73
Pima Junior High School (additional portion)	3,836	-	3,836	NA	3,836	111.3	34
Pima High School - Bldgs. 1002 and 1005-1009	45,517	9,503	36,014	1,932	34,082	119.7	285
1010 (7-12 portion only)	996	-	996	-	996	119.7	8
Pima High School - Bldg 1001 (7-12 portion only) (2) (5)	356	-	356	-	356	119.7	3
Pima High School - Bldg 1004 (7-12 portion only) (2)	2,775	-	2,775	-	2,775	119.7	23
Pima Elementary School - Bldg 1005 (7-12 portion only) (2)	2,417	-	2,417	-	2,417	119.7	20
Pima High School - Bldgs. 1011 and 1013	6,852	-	6,852	NA	6,852	111.3	62
Pima High School - Bldg 1014 (4)	5,000	5,000	-	NA	-	111.3	-
<b>Total 7-12</b>	<b>78,651</b>	<b>14,503</b>	<b>64,148</b>	<b>2,898</b>	<b>61,250</b>		<b>518</b>
(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 15-2011 depending on the type of square footage.							
(2) This building serves grades K-12. Square footage was prorated assuming an equal distribution among grade levels.							
(3) This building was reconfigured from 7-12 to K-6 space in FY 07.							
(4) Excluded space varies each year based on ADM. See Local Funds page for projected excluded space and capacity by year.							
(5) This building was reconfigured from 7-12 to K-12 space in FY 07.							
Note: SFB-funded and district-funded new space is not adjusted for interior corridors.							

Local Funds Report  
Pima Unified District

4/5/2021

	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K-6 Square Footage										
Classrooms built FY 09 (Bldg. 1009)	6,474									
Portable (FY 19)	1,800									
District-funded addition to 002N (FY 21)		6,950								
Cumulative Total	8,274	15,224	15,224	15,224	15,224	15,224	15,224	15,224	15,224	15,224
ADM Projections	453	462	507	538	560	594	625	651	650	645
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	9,068	9,244	10,143	10,760	11,208	11,888	12,505	13,023	12,995	12,899
Square Footage to be built in excess of 25% threshold (1)	0	5,980	5,081	4,464	4,016	3,336	2,719	2,201	2,229	2,325
Capacity of excess square footage	0	75	64	56	50	42	34	28	28	29

	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
7-12 Square Footage										
Pima Activity Center (7-12 portion only)	5,000									
Cumulative Total	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
ADM Projections	470	509	531	566	583	582	597	613	675	725
x Minimum adequacy factor	111.3	111.3	111.3	111.3	111.3	111.3	111.3	111.3	111.3	111.3
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	13,086	14,167	14,762	15,739	16,226	16,185	16,617	17,061	18,774	20,179
Square Footage to be built in excess of 25% threshold (1)	0	0	0	0	0	0	0	0	0	0
Capacity of excess square footage	0	0	0	0	0	0	0	0	0	0

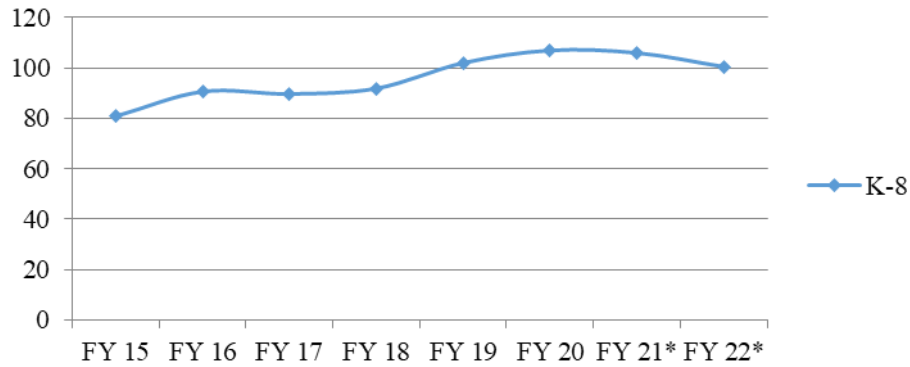
(1) per A.R.S. 15-2011 E.6.

## Pomerene Elementary School District

### District Overview

Pomerene Elementary School District is located in Cochise County. The District has one elementary school (K-8).

### District ADM History Chart



\*FY 21 and FY 22: ADM projections

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

### **Pomerene Elementary School District**

Pomerene School District is located in Benson, Cochise County, 45 miles southeast of Tucson. Benson has a small population, with only 4,481 people as of 2018.<sup>1</sup> Benson is situated along several highways including the Interstate 10, the U.S. 80, State Highway 90, all major trade routes for goods traveling to and from Mexico, along with the main line of the Union Pacific Railroad. AEPCO and Apache Nitrogen Products are major employers, while many residents work in Tucson or Sierra Vista.<sup>2</sup> Since Benson is situated along several highways the local economy is principally supporting and capturing the transit commerce. The economy of Benson employs 1,440 people. The largest industries are retail trade (271 people), accommodation & food services (223 people), and health care & social assistance (221 people).<sup>3</sup> There are no available charter schools for families to choose from in Benson, resulted in limited school choice and competition for Pomerene.

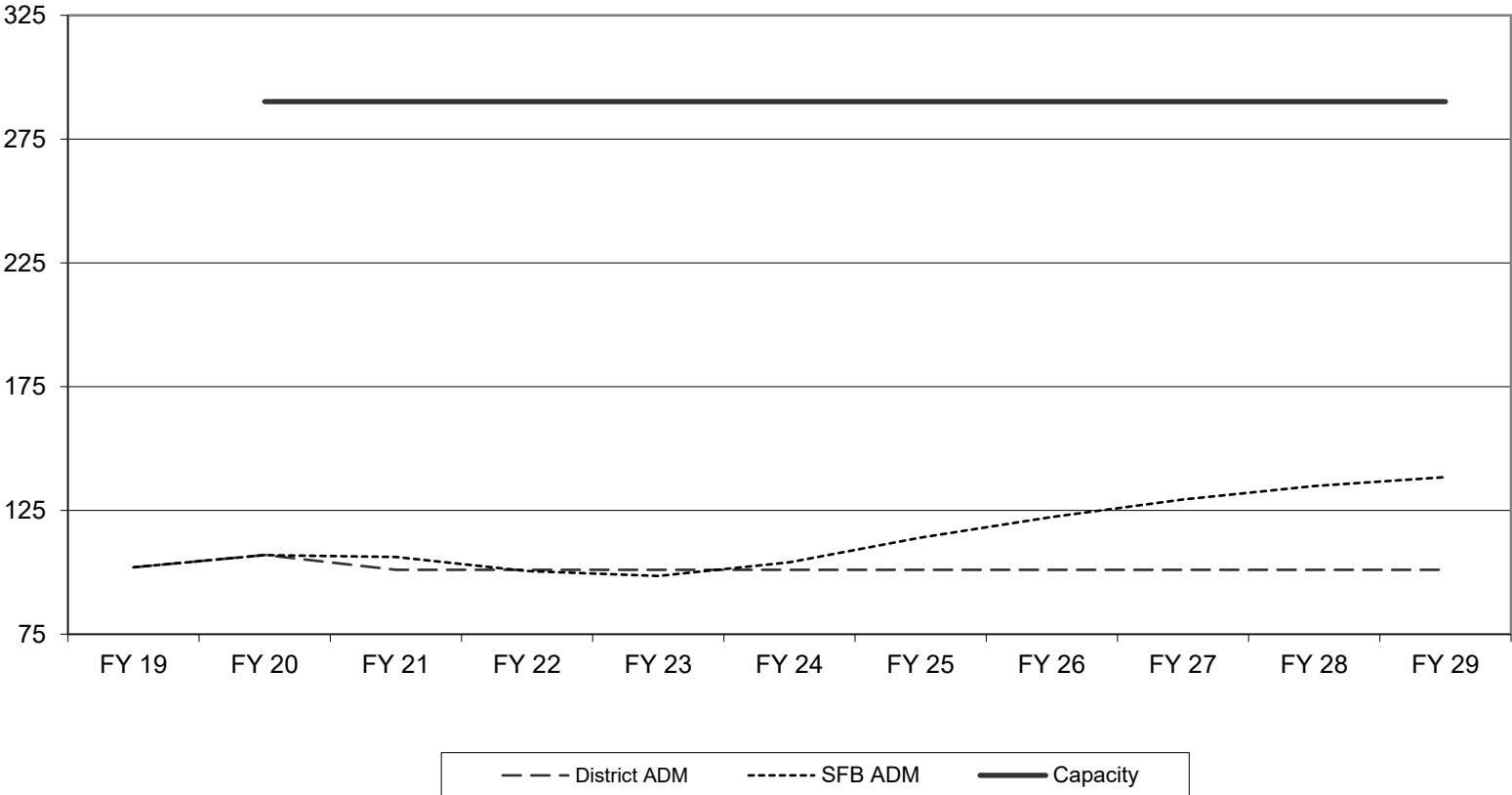
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<sup>1</sup> Data USA. (n.d.). *Benson, AZ*. Retrieved March 30, 2021 from <https://datausa.io/profile/geo/benson-az>

<sup>2</sup> Arizona Commerce Authority (2018, October 1). *Community profile for Benson*.  
<https://www.azcommerce.com/a/profiles/ViewProfile/31/Benson/>

<sup>3</sup> Data USA. (n.d.). *Benson, AZ*. Retrieved March 30, 2021 from <https://datausa.io/profile/geo/benson-az>

K-8 Graph  
Pomerene Elementary District

[illegible]

# S C H O O L   F A C I L I T I E S   B O A R D

## 2021 New Construction Analysis Pomerene Elementary District CTD – 020364 (K-8)

### District New Construction Request

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
Additional space for 40 students							

**Staff Notes Regarding District's Request:** This project was not requested last year.

### Staff Recommendation for April 7, 2021

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
No approval							



**New Construction Analysis  
Pomerene Elementary District  
K - 8**

<b>K-8</b>	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Existing Capacity (1)	290	290	290	290	290	290	290	290	290	290
<b>Total Student Capacity</b>	<b>290</b>	<b>290</b>	<b>290</b>	<b>290</b>	<b>290</b>	<b>290</b>	<b>290</b>	<b>290</b>	<b>290</b>	<b>290</b>

<b><i>District's ADM Projections</i></b>	<b>107</b>	<b>101</b>	<b>101</b>	<b>101</b>	<b>101</b>	<b>101</b>	<b>101</b>	<b>101</b>	<b>101</b>	<b>101</b>
ADM Growth Rate	4.9%	-5.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Number of Students for which new space is required (2)		(189)	(189)	(189)	(189)	(189)	(189)	(189)	(189)	(189)

<b><i>SFB Recommended ADM Projections</i></b>	<b>107</b>	<b>106</b>	<b>101</b>	<b>99</b>	<b>104</b>	<b>114</b>	<b>122</b>	<b>129</b>	<b>135</b>	<b>138</b>
ADM Growth Rate	4.9%	-0.7%	-5.4%	-2.0%	5.6%	9.6%	7.2%	5.9%	4.2%	2.7%
Number of Students for which new space is required (2)		(184)	(190)	(192)	(186)	(176)	(168)	(161)	(155)	(152)

(1) See Square Footage and Capacity by School page.

(2) Difference between ADM projections and Total Student Capacity.

**APRIL 7, 2021 STAFF RECOMMENDATION**

No approval for new construction is recommended at this time.

ADM Projections  
Pomerene Elementary District

4/5/2021

<b>District Provided ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 8	102	107	101	101	101	101	101	101	101	101	101
% change		4.9%	-5.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

<b>SFB ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 8	102	107	106	101	99	104	114	122	129	135	138
% change		4.9%	-0.7%	-5.4%	-2.0%	5.6%	9.6%	7.2%	5.9%	4.2%	2.7%

Assumptions:

FY 19 and FY 20 are actual based on information received from ADE. FY 21 through FY 29 based on cohort survival and residential development.

<b>SFB ADM Forecast - Last Year</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 8		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
% change		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

ADM History  
Pomerene Elementary District

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	5-Year Average
<b>K - 8</b>	81	91	90	92	102	107	
<b>% change</b>		12.1%	-1.0%	2.4%	11.0%	4.9%	5.8%

Square Footage and Capacity by School  
Pomerene Elementary District

<b>School</b>	<b>Gross Area</b>	<b>Excluded Area</b>	<b>Net Area</b>	<b>IC Deduct</b>	<b>Net of IC</b>	<b>Divisor (1)</b>	<b>Capacity</b>
Pomerene Elementary School	25,371	-	25,371	2,538	22,833	88.5	258
SFB-funded addition bldg. 1005 (FY 02)	2,600	-	2,600	NA	2,600	80.9	32
District-funded addition bldg. 1006 (FY 02)	896	896	-	NA	-	80	-
District-funded addition bldg. 1007 (FY 12)	1,056	1,056	-	NA	-	80	-
<b>Total K-8 Square Footage</b>	<b>29,923</b>	<b>1,952</b>	<b>27,971</b>	<b>2538</b>	<b>25,433</b>		<b>290</b>

(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 15-2011 depending on the type of square footage.

Local Funds Report  
Pomerene Elementary District

K-8 Square Footage	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28
Addition to S. Campus I bldg. 1006 (FY 02)	896								
Library (FY 12)	1,056								
Cumulative Total	1,952								
ADM Projections	107	106	101	99	104	114	122	129	135
x Minimum adequacy factor	80.9	80.9	80.9	80.9	80.9	80.9	80.9	80.9	80.9
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	2,164	2,148	2,033	1,993	2,104	2,306	2,473	2,618	2,727
Square Footage to be built in excess of 25% threshold (1)	0	0	0	0	0	0	0	0	0
Capacity of excess square footage	0	0	0	0	0	0	0	0	0

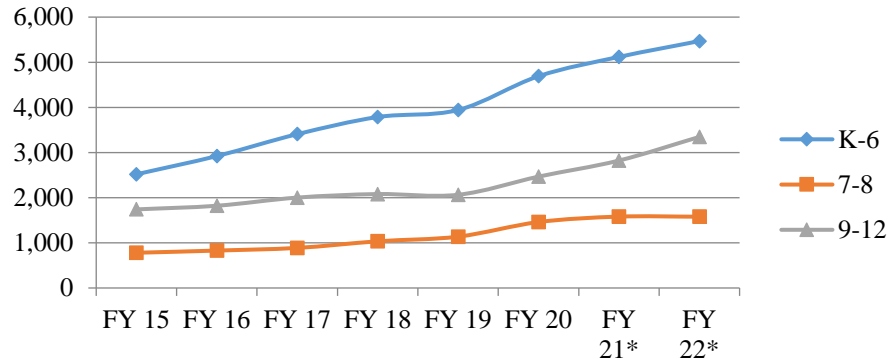
(1) per A.R.S. 15-2011 E.6.

## Queen Creek Unified School District

### District Overview

Queen Creek Unified School District is located at the southeast corner of Maricopa County, covering most of the Town of Queen Creek, the southeast corner of Mesa, and some unincorporated areas. Currently, the district has eight elementary schools, two middle schools, and two high schools. A locally-funded K-6 elementary school is under construction.

### District ADM History Chart



\*FY 21 and FY 22: ADM projections

### District Outlook

Between the last two decennial censuses, *Town of Queen Creek* went through rapid population growth and the district's ADM more than tripled from 1,521 in FY 01 to 5,233 in FY 10. During the past few years, new housing construction in the district has been in an unprecedented fast growth mode reaching nearly 1,950 units in FY 19.

See report from Arizona State University's Center for Organization Research and Design for more information.

## Queen Creek Unified School District

### District Outlook

Queen Creek is expected to see a substantial ADM increase over the next several years. This increase can be attributed to the technology hub established a few years ago in the East Valley. In 2018, job gains in the East Valley accounted for more than half of all jobs generated in the greater Phoenix Area<sup>1</sup>. These jobs were in the manufacturing, technology, and finance sectors. Companies active in the East Valley include State Farm Insurance, Bank of the West, Deloitte, and Intel<sup>2</sup>. Arizona State University's Polytechnic Campus is also located in the East Valley, which aids in providing capable and invested workers with backgrounds in science, engineering, and technology to the East Valley. The Phoenix-Mesa Gateway Airport serves as an international airport to the East Valley, providing an economic boost to the area by way of employment but also attracting companies and sectors due to the accessibility of the area domestically and globally.

Looking specifically at Queen Creek, the housing market provides an incentive for those who work in these industries located in the East Valley. Queen Creek's median housing sale price of \$377,500<sup>3</sup> is similar to Chandler's (\$381,000<sup>4</sup>) and less than Gilbert's (\$412,000<sup>5</sup>), increasing the likelihood that those planning on moving to the East Valley will settle in Queen Creek. With the steady rise of the technology hub in the East Valley, the accessibility of the Phoenix-Mesa Gateway Airport, and the affordability of homes in Queen Creek compared to neighboring communities, Queen Creek should expect to see a steady increase in ADM as the years progress.

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<sup>1</sup> Stone, J. (2018, September 30). Jobs pouring into East Valley as firms flock to region. *East Valley Tribune*. [https://www.eastvalleytribune.com/news/jobs-pouring-into-east-valley-as-firms-flock-to-region/article\\_9685b402-c36b-11e8-b7b8-13b824f6f48d.html](https://www.eastvalleytribune.com/news/jobs-pouring-into-east-valley-as-firms-flock-to-region/article_9685b402-c36b-11e8-b7b8-13b824f6f48d.html)

<sup>2</sup> Ibid.

<sup>3</sup> Redfin. *Queen Creek housing market*. Retrieved December 9, 2020 from <https://www.redfin.com/city/30786/AZ/Queen-Creek/housing-market>

<sup>4</sup> Redfin. *Chandler housing market*. Retrieved December 9, 2020 from <https://www.redfin.com/city/3104/AZ/Chandler/housing-market>

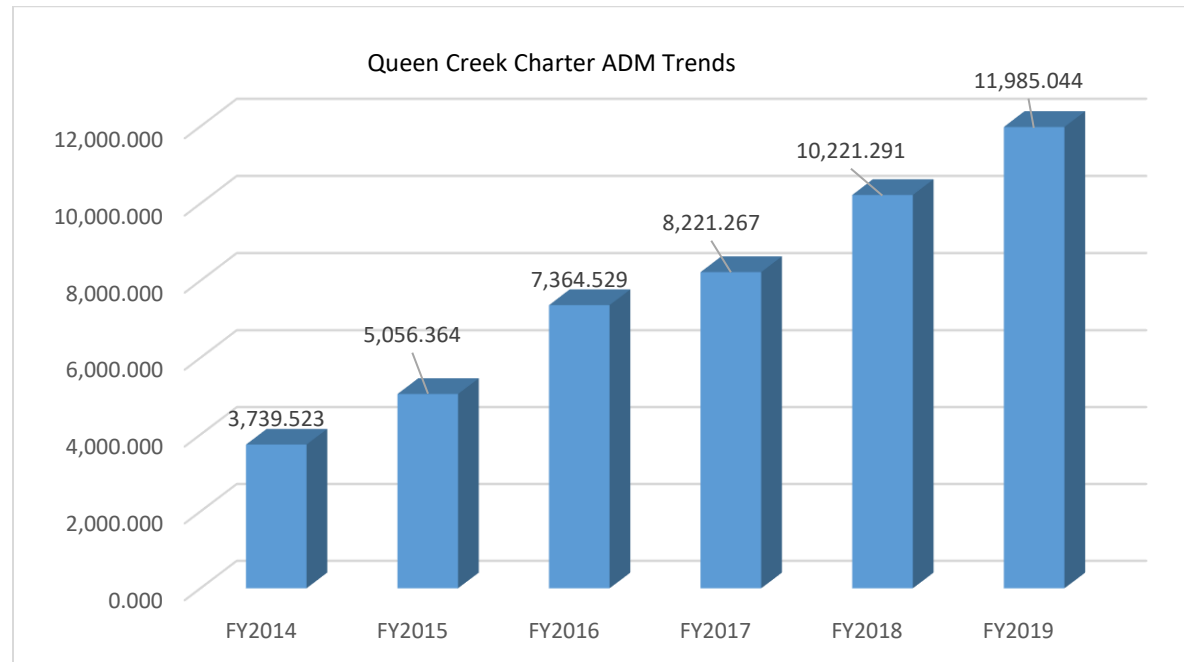
<sup>5</sup> Redfin. *Gilbert housing market*. Retrieved December 9, 2020 from <https://www.redfin.com/city/6998/AZ/Gilbert/housing-market>

### Charter Sector Overview

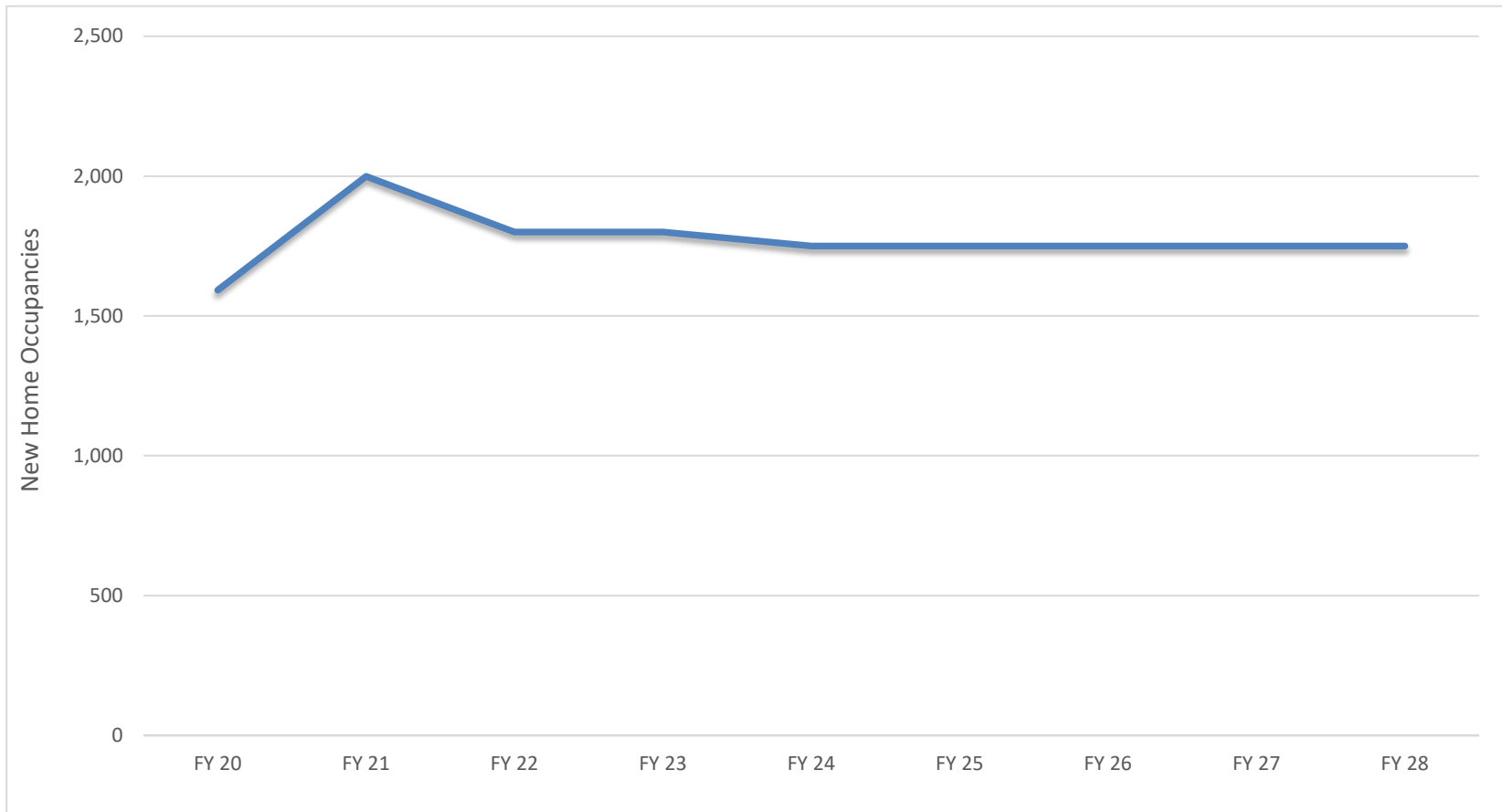
Charter growth in Queen Creek has been steady as American Leadership Academy has filled the need for short term space needs. There have been no charter failures in Queen Creek to date.

Name	Location	Opened	ASBCS Financial Standing	ADM					
				FY14	FY15	FY16	FY17	FY18	FY19
<b>American Leadership Academy Mesa</b>	Mesa, 85212	2012	Meets in Good Standing	2924.909	3906.021	5318.733	5736.136	7655.481	9181.367
<b>BASIS Mesa</b>	Mesa, 85212	2013	Meets in Good Standing	353.488	572.871	615.117	644.335	629.102	795.186
<b>Edkey Pathfinder Eastmark</b>	Mesa, 85212	2014	Meets in Good Standing	184.81	392.209	752.88	737.933	723.16	725.085
<b>Edkey Pathfinder</b>	Mesa, 85212	1998	Meets in Good Standing	See above	See above	See above	See above	See above	See above
<b>Leman Mesa Power FORMERLY HILLCREST BLDG</b>	Mesa, 85212	2018	Meets in Good Standing	0.000	0.000	481.749	895.138	1,029.377	1,063.38
<b>Leona Kaisen Liberty Arts High</b>	Mesa, 85212	2008	Consolidated Audit	276.316	185.263	196.05	207.725	184.171	220.029





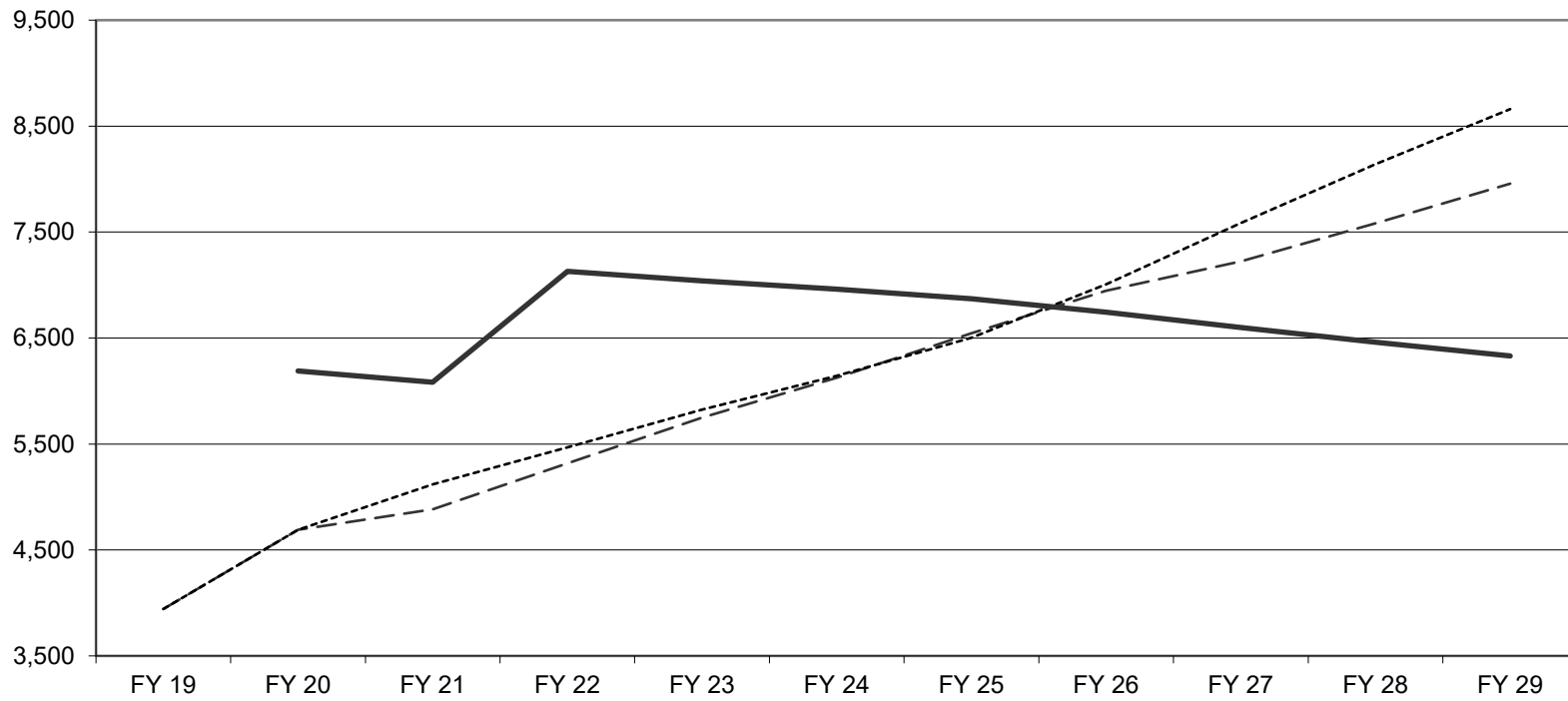
New Home Occupancies (1)  
Queen Creek Unified District



(1) As adjusted by SFB staff in FY 20 and updated by ASU Research team in FY 21. Projections are:

FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
1,592	1,999	1,800	1,800	1,750	1,750	1,750	1,750	1,750	15,941

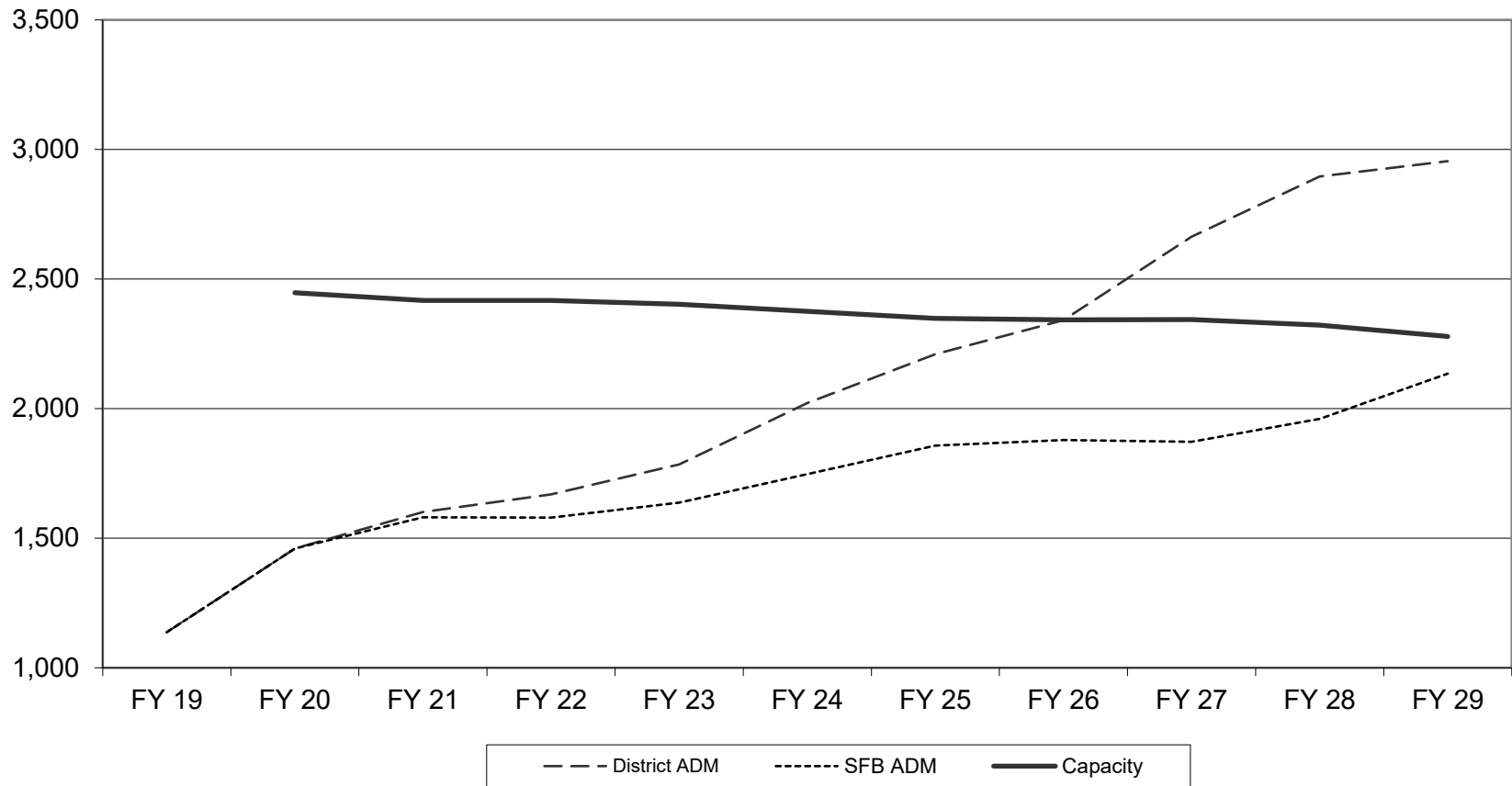
K-5 Graph  
Queen Creek Unified District



--- District ADM      ..... SFB ADM      — Capacity

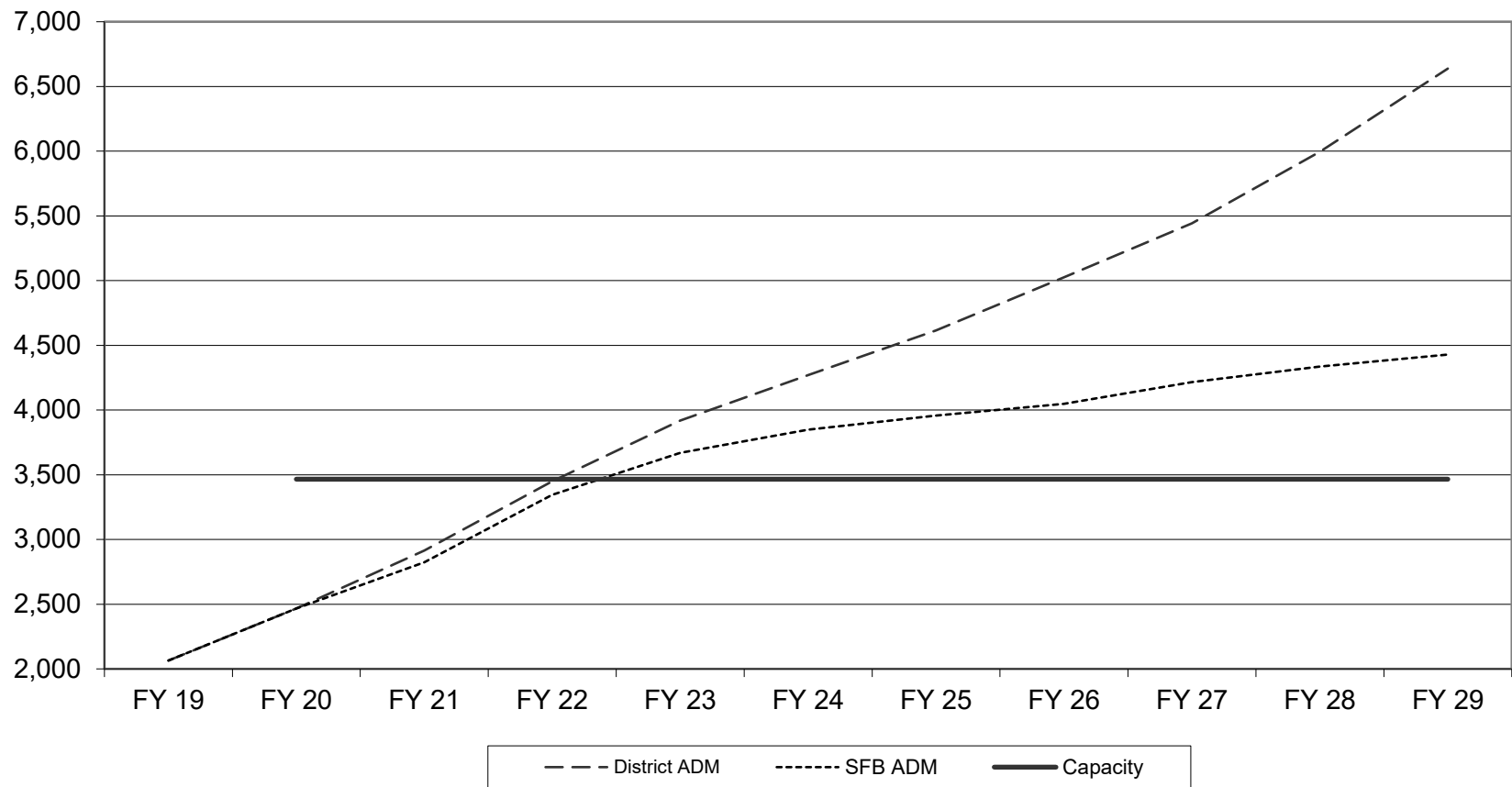
K-6	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
District ADM	3,943	4,691	4,882	5,319	5,749	6,126	6,545	6,947	7,224	7,582	7,957
SFB ADM	3,943	4,691	5,118	5,469	5,824	6,144	6,501	7,008	7,587	8,139	8,661
Capacity		6,190	6,083	7,129	7,040	6,960	6,871	6,744	6,600	6,462	6,331

7-8 Graph  
Queen Creek Unified District



7-8	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
District ADM	1,137	1,460	1,601	1,669	1,785	2,022	2,210	2,341	2,663	2,896	2,955
SFB ADM	1,137	1,460	1,581	1,579	1,638	1,747	1,857	1,879	1,872	1,960	2,135
Capacity		2,447	2,417	2,417	2,403	2,375	2,348	2,342	2,344	2,322	2,278

9-12 Graph  
Queen Creek Unified District

[illegible]

# S C H O O L   F A C I L I T I E S   B O A R D

## 2021 New Construction Analysis Queen Creek Unified District CTD – 070295 K-6

### District New Construction Request

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
			K-6 for 750 (016N)		K-6 for 750 (019N)		

**Staff Notes Regarding District's Request:** Projects 016N and 019N were held for consideration last year for 750 students each to open in FY 24 and FY 26, respectively. The District currently has several vacant school sites in inventory.

### Staff Recommendation for December 15, 2020

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
					K-6 for 750 (016N) *	K-6 for 750 (019N) *	

**Note:** The actual capacity of a 750-student K-6 school in this district would be 844 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 15-2041 D. (2). Subject to change in future review.**

**New Construction Analysis  
Queen Creek Unified District  
K - 6**

<b>K-6</b>	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Existing Capacity (1)	3,455	3,455	3,455	3,455	3,455	3,455	3,455	3,455	3,455	3,455
District-funded Capacity (2)	2,735	2,628	3,675	3,586	3,506	3,417	3,290	3,145	3,007	2,877
<b>Total Student Capacity</b>	<b>6,190</b>	<b>6,083</b>	<b>7,129</b>	<b>7,040</b>	<b>6,960</b>	<b>6,871</b>	<b>6,744</b>	<b>6,600</b>	<b>6,462</b>	<b>6,331</b>

<b><i>District's ADM Projections</i></b>	<b>4,691</b>	<b>4,882</b>	<b>5,319</b>	<b>5,749</b>	<b>6,126</b>	<b>6,545</b>	<b>6,947</b>	<b>7,224</b>	<b>7,582</b>	<b>7,957</b>
ADM Growth Rate	19.0%	4.1%	9.0%	8.1%	6.6%	6.8%	6.1%	4.0%	5.0%	4.9%
Number of Students for which new space is required (3)		(1,201)	(1,810)	(1,291)	(834)	(326)	203	624	1,120	1,626

<b><i>SFB Recommended ADM Projections</i></b>	<b>4,691</b>	<b>5,118</b>	<b>5,469</b>	<b>5,824</b>	<b>6,144</b>	<b>6,501</b>	<b>7,008</b>	<b>7,587</b>	<b>8,139</b>	<b>8,661</b>
ADM Growth Rate	19.0%	9.1%	6.8%	6.5%	5.5%	5.8%	7.8%	8.3%	7.3%	6.4%
Number of Students for which new space is required (3)		(965)	(1,660)	(1,216)	(817)	(370)	263	987	1,678	2,329

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 15-2011 E.6. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2020 STAFF RECOMMENDATION**

The staff recommendation is to hold for consideration for possible future funding per A.R.S. 15-2041 D (2):

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Approval FY
New school - 016N	K-6	750	90	67,500	844	FY 26
New school - 019N	K-6	750	90	67,500	844	FY 27

**New Construction Analysis**  
**Queen Creek Unified District**  
**7 - 8**

<b>7-8</b>	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Existing Capacity (1)	2,033	2,033	2,033	2,033	2,033	2,033	2,033	2,033	2,033	2,033
District-funded Capacity (2)	414	384	384	369	342	315	309	311	289	245
<b>Total Student Capacity</b>	<b>2,447</b>	<b>2,417</b>	<b>2,417</b>	<b>2,403</b>	<b>2,375</b>	<b>2,348</b>	<b>2,342</b>	<b>2,344</b>	<b>2,322</b>	<b>2,278</b>

<b><i>District's ADM Projections</i></b>	<b>1,460</b>	<b>1,601</b>	<b>1,669</b>	<b>1,785</b>	<b>2,022</b>	<b>2,210</b>	<b>2,341</b>	<b>2,663</b>	<b>2,896</b>	<b>2,955</b>
ADM Growth Rate	28.4%	9.6%	4.2%	7.0%	13.3%	9.3%	5.9%	13.8%	8.7%	2.0%
Number of Students for which new space is required (3)		(816)	(748)	(618)	(353)	(138)	(1)	319	574	677

<b><i>SFB Recommended ADM Projections</i></b>	<b>1,460</b>	<b>1,581</b>	<b>1,579</b>	<b>1,638</b>	<b>1,747</b>	<b>1,857</b>	<b>1,879</b>	<b>1,872</b>	<b>1,960</b>	<b>2,135</b>
ADM Growth Rate	28.4%	8.2%	-0.1%	3.7%	6.7%	6.3%	1.2%	-0.4%	4.7%	8.9%
Number of Students for which new space is required (3)		(837)	(838)	(765)	(628)	(491)	(463)	(472)	(362)	(143)

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 15-2011 E.6. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2020 STAFF RECOMMENDATION**

For information only.



# S C H O O L   F A C I L I T I E S   B O A R D

## 2021 New Construction Analysis Queen Creek Unified District CTD – 070295 (9-12)

### District New Construction Request

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
			New school for 1,000 students (018N)				

**Staff Notes Regarding District's Request:** Project 018N was held for consideration last year for 1,000 students to open in FY 24. Land acquisition required.

### Staff Recommendation for December 15, 2020

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
		New school for 963 students (018N)					

Note: The actual capacity of a 963-student 9-12-school in this district would be 1,281 students.

**New Construction Analysis**  
**Queen Creek Unified Unified District**  
**9-12**

<b>9-12</b>	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Existing Capacity (1)	3,466	3,466	3,466	3,466	3,466	3,466	3,466	3,466	3,466	3,466
<b>Total Student Capacity</b>	<b>3,466</b>	<b>3,466</b>	<b>3,466</b>	<b>3,466</b>	<b>3,466</b>	<b>3,466</b>	<b>3,466</b>	<b>3,466</b>	<b>3,466</b>	<b>3,466</b>

<b><i>District's ADM Projections</i></b>	<b>2,467</b>	<b>2,915</b>	<b>3,449</b>	<b>3,919</b>	<b>4,270</b>	<b>4,614</b>	<b>5,026</b>	<b>5,443</b>	<b>5,995</b>	<b>6,638</b>
ADM Growth Rate	19.5%	18.2%	18.3%	13.6%	9.0%	8.1%	8.9%	8.3%	10.1%	10.7%
Number of Students for which new space is required (3)		(551)	(17)	453	804	1,148	1,560	1,977	2,529	3,172

<b><i>SFB Recommended ADM Projections</i></b>	<b>2,467</b>	<b>2,823</b>	<b>3,346</b>	<b>3,670</b>	<b>3,849</b>	<b>3,958</b>	<b>4,049</b>	<b>4,215</b>	<b>4,337</b>	<b>4,428</b>
ADM Growth Rate	19.5%	14.4%	18.5%	9.7%	4.9%	2.8%	2.3%	4.1%	2.9%	2.1%
Number of Students for which new space is required (3)		(643)	(120)	204	383	492	583	750	871	963

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 15-2011 E.6. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2020 STAFF RECOMMENDATION**

The staff recommendation is to approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Cost per SF	Approval Total	Actual Capacity
New school - 018N	9-12	963	125	120,375	\$200.90	\$24,183,338	1,281

ADM Projections  
Queen Creek Unified District

12/13/2020

<b>District Provided ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 6	3,943	4,691	4,882	5,319	5,749	6,126	6,545	6,947	7,224	7,582	7,957
% change		19.0%	4.1%	9.0%	8.1%	6.6%	6.8%	6.1%	4.0%	5.0%	4.9%
7 - 8	1,137	1,460	1,601	1,669	1,785	2,022	2,210	2,341	2,663	2,896	2,955
% change		28.4%	9.6%	4.2%	7.0%	13.3%	9.3%	5.9%	13.8%	8.7%	2.0%
9 - 12	2,064	2,467	2,915	3,449	3,919	4,270	4,614	5,026	5,443	5,995	6,638
% change		19.5%	18.2%	18.3%	13.6%	9.0%	8.1%	8.9%	8.3%	10.1%	10.7%
Total	7,144	8,618	9,398	10,437	11,453	12,418	13,369	14,314	15,330	16,473	17,550
% change		20.6%	9.0%	11.1%	9.7%	8.4%	7.7%	7.1%	7.1%	7.5%	6.5%

<b>SFB ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 6	3,943	4,691	5,118	5,469	5,824	6,144	6,501	7,008	7,587	8,139	8,661
% change		19.0%	9.1%	6.8%	6.5%	5.5%	5.8%	7.8%	8.3%	7.3%	6.4%
7 - 8	1,137	1,460	1,581	1,579	1,638	1,747	1,857	1,879	1,872	1,960	2,135
% change		28.4%	8.2%	-0.1%	3.7%	6.7%	6.3%	1.2%	-0.4%	4.7%	8.9%
9 - 12	2,064	2,467	2,823	3,346	3,670	3,849	3,958	4,049	4,215	4,337	4,428
% change		19.5%	14.4%	18.5%	9.7%	4.9%	2.8%	2.3%	4.1%	2.9%	2.1%
Total	7,144	8,618	9,522	10,394	11,132	11,740	12,316	12,936	13,674	14,436	15,224
% change		20.6%	10.5%	9.2%	7.1%	5.5%	4.9%	5.0%	5.7%	5.6%	5.5%

Assumptions:

FY 19 and FY 20 are actual based on information received from ADE. FY 21 through FY 29 based on cohort survival and residential development.

<b>SFB ADM Forecast - Last Year</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 6	3,943	4,670	5,086	5,409	5,714	5,977	6,367	6,820	7,232	7,651	8,046
% change		18.5%	8.9%	6.3%	5.6%	4.6%	6.5%	7.1%	6.0%	5.8%	5.2%
7 - 8	1,137	1,461	1,510	1,607	1,760	1,872	1,962	1,950	2,025	2,153	2,269
% change		28.4%	3.4%	6.5%	9.5%	6.4%	4.8%	-0.6%	3.8%	6.3%	5.4%
9 - 12	2,064	2,474	2,909	3,357	3,353	3,528	3,854	4,213	4,578	4,799	4,969
% change		19.8%	17.6%	15.4%	-0.1%	5.2%	9.2%	9.3%	8.7%	4.8%	3.5%
Total	7,144	8,605	9,505	10,373	10,827	11,377	12,184	12,983	13,836	14,603	15,284
% change		20.4%	10.5%	9.1%	4.4%	5.1%	7.1%	6.6%	6.6%	5.5%	4.7%

ADM History  
Queen Creek Unified District

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	5-Year Average
<b>K - 6</b>	2,519	2,922	3,407	3,787	3,943	4,691	
<b>% change</b>		16.0%	16.6%	11.1%	4.1%	19.0%	13.2%
<b>7 - 8</b>	781	829	888	1,034	1,137	1,460	
<b>% change</b>		6.2%	7.1%	16.5%	10.0%	28.4%	13.3%
<b>9 - 12</b>	1,741	1,822	2,002	2,080	2,064	2,467	
<b>% change</b>		4.6%	9.9%	3.9%	-0.8%	19.5%	7.2%
<b>Total</b>	5,040	5,573	6,297	6,901	7,144	8,618	
<b>% change</b>		10.6%	13.0%	9.6%	3.5%	20.6%	11.3%

Square Footage and Capacity by School  
Queen Creek Unified District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Queen Creek Elementary School	46,474	0	46,474	4,647	41,827	85	492
District-funded addition to Queen Creek Elementary	25,070	25,070	0	NA	0	80	-
Desert Mountain Elementary	56,670	0	56,670	5,667	51,003	85	600
District-funded addition to Desert Mountain (FY 17) (2)	8,136	0	8,136	NA	8,136	80	102
District-funded addition to Desert Mountain (FY 20) (2)	9,905	0	9,905	NA	9,905	80	124
SFB-funded Jack Barnes Elementary	63,000	0	63,000	NA	63,000	80	788
SFB-funded Frances Brandon-Pickett	63,000	0	63,000	NA	63,000	80	788
Gateway Polytechnic Academy (2)	89,188	68,757	20,431	NA	20,431	80	255
Sossaman (lease-purchase) (K-5 portion only)	81,000	81,000	0	NA	0	80	-
SFB-approved 005 (Silver Valley) (K-5 portion only)	63,000	0	63,000	NA	63,000	80	788
District-funded addition to Silver Valley (2)	26,370	0	26,370	NA	26,370	80	330
Faith Mather Sossaman (FY 19)	74,667	0	74,667	NA	74,667	80	933
District-funded addition to Sossaman bldg. 1004 (FY 20)	10,420	0	10,420	NA	10,420	80	130
Katherine Mecham Barney Elementary School (FY 20) (2)	68,872	0	68,872	NA	68,872	80	861
<b>Total K-6</b>	<b>606,480</b>	<b>174,827</b>	<b>510,945</b>	<b>10,314</b>	<b>500,631</b>		<b>6,190</b>
Queen Creek Middle School	79,096	9,808	69,288	6,930	62,358	100	624
District-funded addition FY 05	19,128	19,128	0	0	0	84	0
District-funded replacement space FY 17	28,783	0	28,783	2,878	25,905	100	259
SFB-funded Newell Barney	96,670	0	96,670	NA	96,670	84	1,151
District-funded addition to Newell Barney	13,144	10,079	3,065	NA	3,065	80	38
District-funded addition to Eastmark HS (JHS addition)	30,031		30,031	NA	30,031	80	375
<b>Total 7-8</b>	<b>266,852</b>	<b>39,015</b>	<b>197,806</b>	<b>9,808</b>	<b>187,998</b>		<b>2,447</b>
SFB-funded Queen Creek High School	172,972	0	172,972	NA	172,972	120	1,441
District-funded addition to Queen Creek High	23,566	2,370	21,196	2,120	19,076	127	150
SFB-funded addition to Queen Creek High (3)	40,842	0	40,842	NA	40,842	112	365
District-funded bldg. 1021	31,715	31,715	0	NA	0	94	-
SFB-approved 009 (Eastmark High School)	141,875	0	141,875	NA	141,875	94	1,509
District-funded addition to Eastmark High School (FY 20)	11,807	11,807	0	NA	0	94	-
<b>Total 9-12</b>	<b>422,777</b>	<b>45,892</b>	<b>376,885</b>	<b>2,120</b>	<b>374,765</b>		<b>3,466</b>

## Square Footage and Capacity by School

### Queen Creek Unified District

(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 15-2011 depending on the type of square footage.							
(2) District-funded portion exceeds excluded space threshold, which varies each year based on ADM. See Local Funds page for amount of square footage projected to be excluded each year.							
(3) Originally approved for 40,200 SF. Designed for 40,842 SF within SFB budget.							
Note: SFB-funded schools are not adjusted for interior corridors.							

Local Funds Report  
Queen Creek Unified District

12/13/2020

K-6 Square Footage	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Queen Creek Elementary School bldg 1002	10,500									
Queen Creek Elementary bldg 1003	14,570									
Gateway Polytechnic Academy (FY 16)	89,188									
Desert Mountain Elementary addition (FY 17)	8,136									
Sossaman Elementary School (3rd party financing) (FY 18)	74,667									
Silver Valley addition (FY 19)	26,370									
Desert Mountain Elementary addition (FY 20)	9,905									
Sossaman bldg. 1004 (FY 20)	10,420									
Katherine Mecham Barney (FY 20)	68,872									
Addition to Katherine Mecham Barney (FY 22)			21,720							
District-funded ES #9 (FY 22)			69,000							
Cumulative Total	312,628	312,628	403,348	403,348	403,348	403,348	403,348	403,348	403,348	403,348
ADM Projections	4,691	5,118	5,469	5,824	6,144	6,501	7,008	7,587	8,139	8,661
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	93,827	102,365	109,375	116,484	122,878	130,027	140,159	151,739	162,786	173,210
Square Footage to be built in excess of 25% threshold	218,801	210,263	293,973	286,864	280,470	273,321	263,189	251,609	240,562	230,138
Capacity of excess square footage	2,735	2,628	3,675	3,586	3,506	3,417	3,290	3,145	3,007	2,877

Local Funds Report  
Queen Creek Unified District

12/13/2020

	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
7-8 Square Footage										
B bond-funded Multipurpose room	19,128									
District-funded addition to Newell Barney (FY 09)	13,144									
7-8 Square footage at Eastmark HS	30,031									
Cumulative Total	62,303	62,303	62,303	62,303	62,303	62,303	62,303	62,303	62,303	62,303
ADM Projections	1,460	1,581	1,579	1,638	1,747	1,857	1,879	1,872	1,960	2,135
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	29,207	31,611	31,585	32,755	34,950	37,141	37,581	37,442	39,200	42,700
Square Footage to be built in excess of 25% threshold	33,096	30,692	30,718	29,548	27,353	25,162	24,722	24,861	23,103	19,603
Capacity of excess square footage	414	384	384	369	342	315	309	311	289	245



Local Funds Report  
Queen Creek Unified District

12/13/2020

9-12 Square Footage	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
South Fieldhouse at High School (FY 13)	2,370									
HS bldg. 1021 (FY 17)	31,715									
District-funded addition to Eastmark HS (FY 19)	11,807									
South Fieldhouse addition		1,509								
Cumulative Total	45,892	47,401	47,401	47,401	47,401	47,401	47,401	47,401	47,401	47,401
ADM Projections	2,467	2,823	3,346	3,670	3,849	3,958	4,049	4,215	4,337	4,428
x Minimum adequacy factor	94	94	94	94	94	94	94	94	94	94
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	57,968	66,342	78,631	86,239	90,450	93,009	95,145	99,060	101,918	104,069
Square Footage to be built in excess of 25% threshold	0	0	0	0	0	0	0	0	0	0
Capacity of excess square footage	0	0	0	0	0	0	0	0	0	0

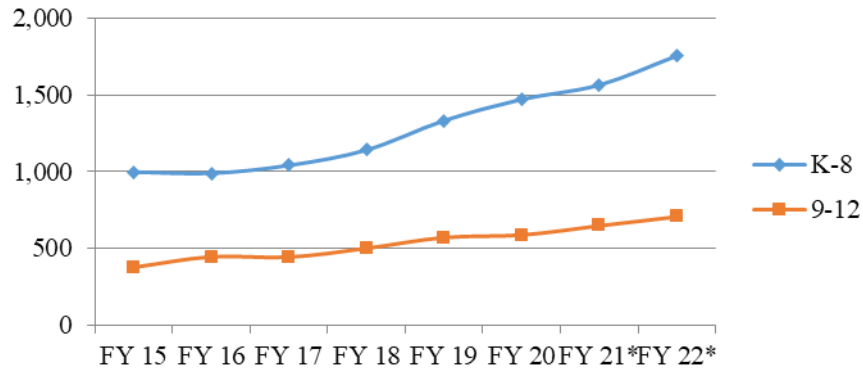
(1) per A.R.S. 15-2011 E.6.

## Saddle Mountain Unified School District

### District Overview

Saddle Mountain Unified School District is located in the West Valley, serving parts of the Town of Buckeye and large unincorporated areas. Its eastern boundary is 211<sup>th</sup> Ave, about 30 miles west of downtown Phoenix. Its western boundary is the border between Maricopa and La Paz Counties. The district is mostly north of Interstate 10 except for its middle section that Interstate 10 cuts through. The district currently has three elementary (K-8) schools, and one high school. A locally-funded K-8 school is under construction.

### District ADM History Chart



\*FY 21 and FY 22: ADM projections

Note: FY15 ADM includes that of a district-sponsored charter school at the time.

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

### **Saddle Mountain Unified School District**

The Saddle Mountain District is located west of the White Tank Mountains and encompasses a total of 500 square miles. The district includes Tonopah, parts of Buckeye, and the planned community of Tartesso (also located in Buckeye).<sup>1</sup> Tonopah's economy relies mostly on agriculture and retail. The biggest business operating in Tonopah is Hickmann's Family Farms.<sup>2</sup> Tartesso is the third-largest development in the city of Buckeye.<sup>3</sup> It is a 12,000-acre community and has been approved for 40,000 homes, 17 elementary schools, and 3 high schools.<sup>4</sup> The Interstate 11 freeway would run next to Tartesso, which would make the development and others around it more accessible.<sup>5</sup> Buckeye was founded as an agricultural economy but in the last few years the city has experienced substantial diversification in its economy. The Palo Verde Nuclear Generating Station, located in Buckeye, is the largest nuclear energy facility in the United States.<sup>6</sup> It provides an abundant resource of jobs for people in the area.<sup>7</sup> Recently, Bill Gates purchased 2,800 acres in Buckeye with plans of building a smart city called Belmont. The smart city plan includes the construction of housing, school offices, and retail stores.<sup>8</sup>

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1 Saddle Mountain Unified School District #90. (2021). *About us*. <https://www.smusd90.org/>

2 Oxford, A. (2021, February 10). Agricultural companies would get protection from lawsuits over foul odors, other nuisances under Arizona bill. <https://www.azcentral.com/story/news/politics/arizona/2021/02/10/arizona-bill-protects-agriculture-companies-nuisance-lawsuits/6704196002/>

3 My Home Group. (2020). *Tartesso*. <https://tartesso.com/tartesso-1>

4 Buckeye Valley Chamber of Commerce. (n.d.). A growing city with big plans. <https://www.buckeyevalleychamber.org/buckeye-valley-future.html>

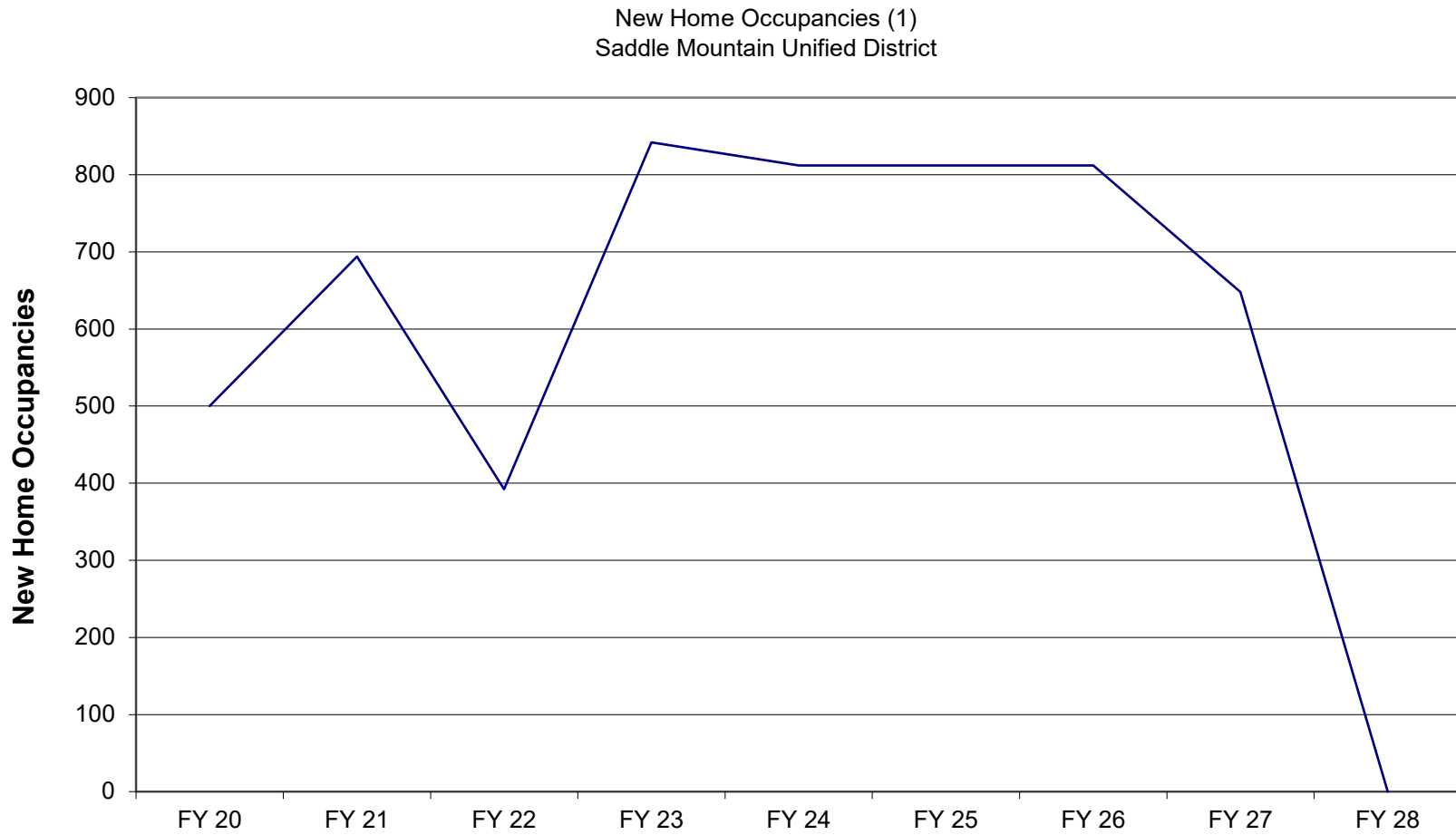
5 Reagor, C. (2016, September 2). \$80M land sale on metro Phoenix's western edge could bring 40K homes on stalled Tartesso development. <https://www.azcentral.com/story/money/real-estate/catherine-reagor/2016/09/02/west-phoenix-land-sale-40000-homes/89748362/>

6 Maricopa County. (n.d.). Palo Verde generating station. <https://www.maricopa.gov/1002/PVGS>

7 Pierce, M. (2016, December 21). After \$80M land deal, Buckeye starts to see momentum. <https://azbigmedia.com/real-estate/80m-land-deal-buckeye-starts-momentum/>

<sup>8</sup> Borland, Kelsi Maree (2020, March 5). *An update on Bill Gates' new smart city in Arizona*.

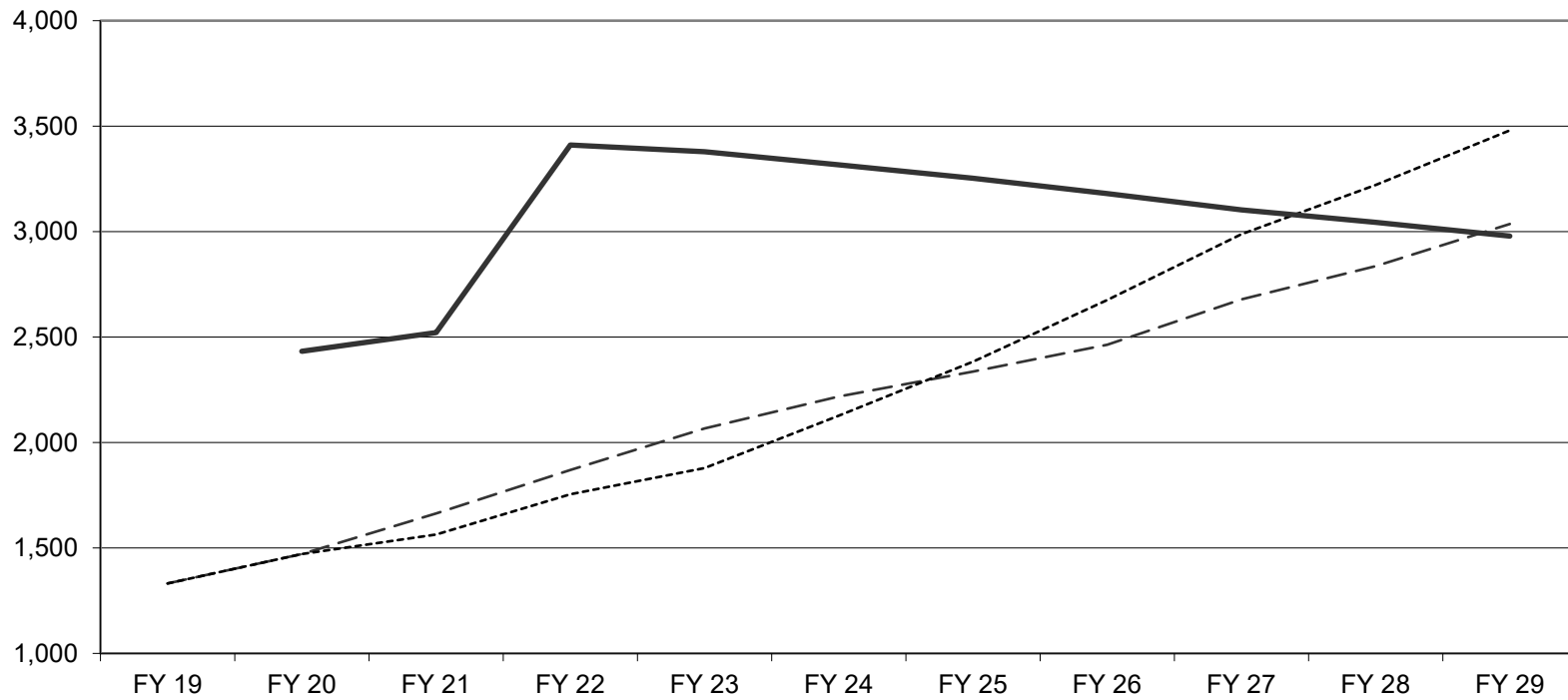
<https://www.globest.com/2020/03/05/an-update-on-bill-gates-new-smart-city-in-arizona/?slreturn=20210116124938>



(1) As provided by the District.

FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
500	694	392	842	812	812	812	648	0	5,512

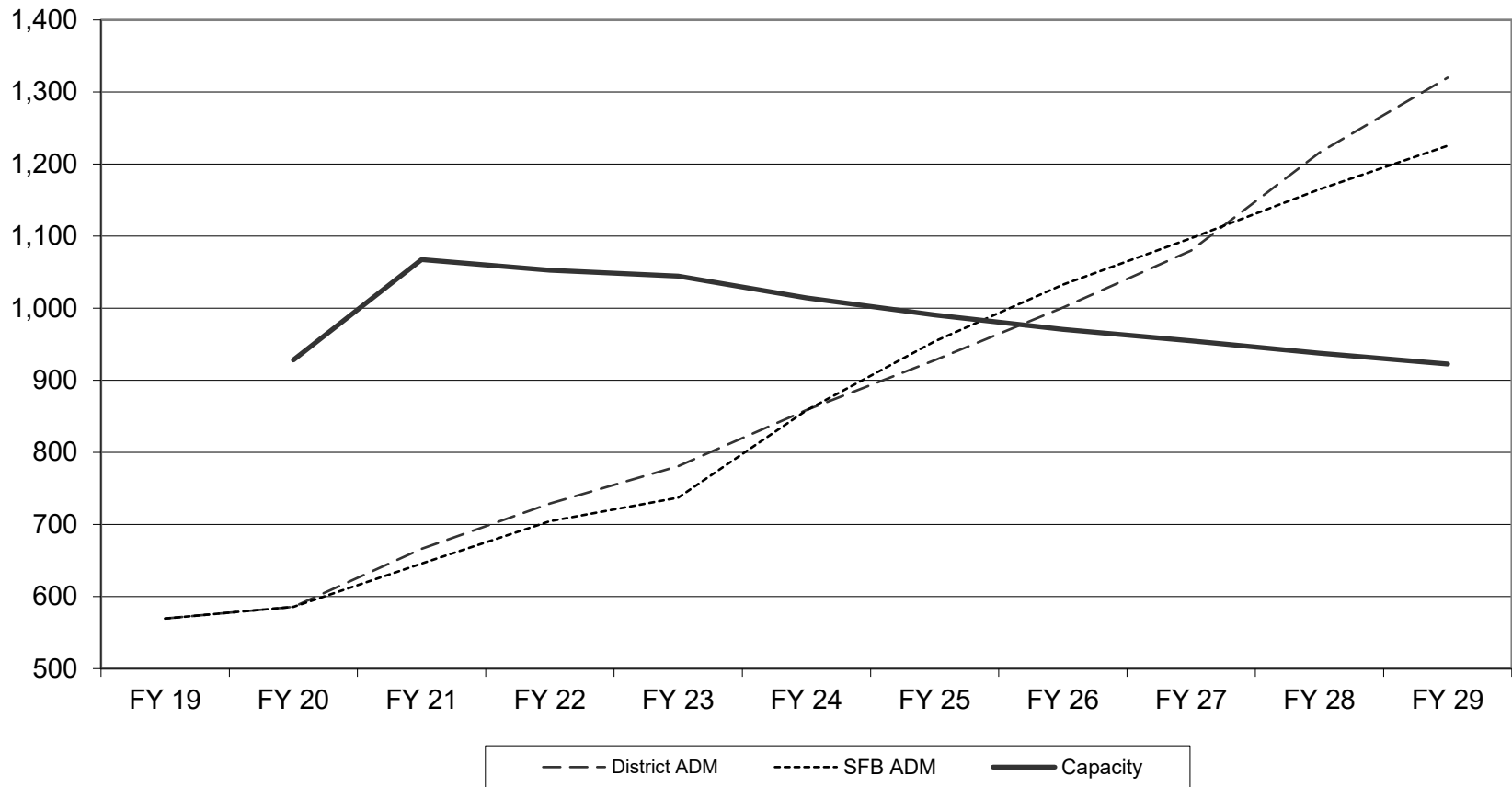
K-8 Graph  
Saddle Mountain Unified District



--- District ADM      ..... SFB ADM      — Capacity

K-8	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
District ADM	1,332	1,471	1,663	1,869	2,066	2,218	2,337	2,463	2,679	2,837	3,036
SFB ADM	1,332	1,471	1,564	1,754	1,879	2,128	2,383	2,676	2,987	3,221	3,480
Capacity		2,432	2,521	3,410	3,379	3,317	3,253	3,180	3,102	3,044	2,979

9-12 Graph  
Saddle Mountain Unified District



9-12	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
District ADM	570	586	666	729	781	859	928	1,001	1,080	1,216	1,320
SFB ADM	570	586	646	705	737	858	954	1,033	1,097	1,165	1,225
Capacity		928	1,067	1,053	1,045	1,014	991	971	955	938	923

# S C H O O L   F A C I L I T I E S   B O A R D

## 2021 New Construction Analysis Saddle Mountain Unified District CTD – 070290 (K-8)

### District New Construction Request

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)	FY 29 (7/1/28-6/30/29)
						Additional space at existing school for 250 students (022N)	K-8 for 750 students (023N)	

**Staff Notes Regarding District's Request:** Project 022N was held for consideration last year to open in FY 27. Project 023N was held for consideration last year to open in FY 28.

### Staff Recommendation for March 3, 2021

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)	FY 29 (7/1/28-6/30/29)
							Additional space at existing school for 250 students (022N) *	K-8 for 750 students (023N) *

**Note:** The actual capacity of K-8 space for 250 students in this district would be 289 students. The actual capacity of a K-8 school for 750 students in this district would be 866 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 15-2041 D. (2). Subject to change in future review.**

**New Construction Analysis**  
**Saddle Mountain Unified District**  
**K - 8**

<b>K-8</b>	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Existing Capacity (1)	2,432	2,432	2,432	2,432	2,432	2,432	2,432	2,432	2,432	2,432
District-funded Capacity (2)	-	88	978	947	885	821	748	670	611	547
<b>Total Student Capacity</b>	<b>2,432</b>	<b>2,521</b>	<b>3,410</b>	<b>3,379</b>	<b>3,317</b>	<b>3,253</b>	<b>3,180</b>	<b>3,102</b>	<b>3,044</b>	<b>2,979</b>

<b>District's ADM Projections</b>	<b>1,471</b>	<b>1,663</b>	<b>1,869</b>	<b>2,066</b>	<b>2,218</b>	<b>2,337</b>	<b>2,463</b>	<b>2,679</b>	<b>2,837</b>	<b>3,036</b>
ADM Growth Rate	10.4%	13.1%	12.4%	10.5%	7.4%	5.4%	5.4%	8.8%	5.9%	7.0%
Number of Students for which new space is required (3)		(858)	(1,541)	(1,313)	(1,099)	(916)	(717)	(423)	(207)	57

<b>SFB Recommended ADM Projections</b>	<b>1,471</b>	<b>1,564</b>	<b>1,754</b>	<b>1,879</b>	<b>2,128</b>	<b>2,383</b>	<b>2,676</b>	<b>2,987</b>	<b>3,221</b>	<b>3,480</b>
ADM Growth Rate	10.4%	6.3%	12.2%	7.1%	13.2%	12.0%	12.3%	11.6%	7.8%	8.0%
Number of Students for which new space is required (3)		(957)	(1,656)	(1,500)	(1,189)	(871)	(505)	(115)	177	501

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 15-2011 E.6. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**MARCH 3, 2021 STAFF RECOMMENDATION**

The staff recommendation is to:

*Hold for consideration for possible future funding per A.R.S. 15-2041 D (2):*

<b>Project Number / Description</b>	<b>Grade Config.</b>	<b>Design Capacity</b>	<b>SF per Student</b>	<b>Square Feet</b>	<b>Actual Capacity</b>	<b>Open FY</b>
022N - Additional Space	K-8	250	92.4	23,100	289	FY 28
023N - New School	K-8	750	92.4	69,300	866	FY 29



# S C H O O L   F A C I L I T I E S   B O A R D

## 2021 New Construction Analysis Saddle Mountain Unified District CTD – 070290 (9-12)

### District New Construction Request

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
				Additional space for 250 students (021N)			

**Staff Notes Regarding District's Request:** Project 021N was held for consideration last year for 250 students to open in FY 25. Land acquisition is not required.

### Staff Recommendation for March 3, 2021

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
					Additional space for 250 students (021N) *		

**Note:** The actual capacity of 9-12 space for 250 students in this district would be 299 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 15-2041 D. (2). Subject to change in future review.**

**New Construction Analysis**  
**Saddle Mountain Unified District**  
**9-12**

<b>9-12</b>	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
District-funded Capacity (1)	928	1,067	1,053	1,045	1,014	991	971	955	938	923
<b>Total Student Capacity</b>	<b>928</b>	<b>1,067</b>	<b>1,053</b>	<b>1,045</b>	<b>1,014</b>	<b>991</b>	<b>971</b>	<b>955</b>	<b>938</b>	<b>923</b>

<b><i>District's ADM Projections</i></b>	<b>586</b>	<b>666</b>	<b>729</b>	<b>781</b>	<b>859</b>	<b>928</b>	<b>1,001</b>	<b>1,080</b>	<b>1,216</b>	<b>1,320</b>
ADM Growth Rate	2.9%	13.7%	9.5%	7.1%	10.0%	8.0%	7.9%	7.9%	12.6%	8.6%
Number of Students for which new space is required (2)		(401)	(324)	(264)	(155)	(63)	30	125	278	397

<b><i>SFB Recommended ADM Projections</i></b>	<b>586</b>	<b>646</b>	<b>705</b>	<b>737</b>	<b>858</b>	<b>954</b>	<b>1,033</b>	<b>1,097</b>	<b>1,165</b>	<b>1,225</b>
ADM Growth Rate	2.9%	10.3%	9.1%	4.6%	16.5%	11.1%	8.2%	6.2%	6.2%	5.2%
Number of Students for which new space is required (2)		(422)	(348)	(308)	(156)	(37)	62	142	227	303

(1) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 15-2011 E.6. See Local Funds page.

(2) Difference between ADM projections and Total Student Capacity.

**MARCH 3, 2021 STAFF RECOMMENDATION**

The staff recommendation is to:

*Hold for consideration for possible future funding per A.R.S. 15-2041 D (2):*

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
021N - Additional space at existing school	9-12	250	134	33,500	299	FY 26

ADM Projections  
Saddle Mountain Unified District

2/25/2021

<b>District Provided ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 8	1,332	1,471	1,663	1,869	2,066	2,218	2,337	2,463	2,679	2,837	3,036
% change		10.4%	13.1%	12.4%	10.5%	7.4%	5.4%	5.4%	8.8%	5.9%	7.0%
9 - 12	570	586	666	729	781	859	928	1,001	1,080	1,216	1,320
% change		2.9%	13.7%	9.5%	7.1%	10.0%	8.0%	7.9%	7.9%	12.6%	8.6%
Total	1,901	2,056	2,329	2,598	2,847	3,077	3,265	3,464	3,759	4,053	4,356
% change		8.2%	13.3%	11.6%	9.6%	8.1%	6.1%	6.1%	8.5%	7.8%	7.5%

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<b>SFB ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 8	1,332	1,471	1,564	1,754	1,879	2,128	2,383	2,676	2,987	3,221	3,480
% change		10.4%	6.3%	12.2%	7.1%	13.2%	12.0%	12.3%	11.6%	7.8%	8.0%
9 - 12	570	586	646	705	737	858	954	1,033	1,097	1,165	1,225
% change		2.9%	10.3%	9.1%	4.6%	16.5%	11.1%	8.2%	6.2%	6.2%	5.2%
Total	1,901	2,056	2,210	2,459	2,616	2,986	3,336	3,708	4,084	4,386	4,705
% change		8.2%	7.5%	11.3%	6.4%	14.1%	11.7%	11.1%	10.1%	7.4%	7.3%

Assumptions:

FY 19 and FY 20 are actual based on information received from ADE. FY 21 through FY 29 based on cohort survival and residential development.

<b>SFB ADM Forecast - Last Year</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 8	1,332	1,463	1,576	1,791	2,009	2,256	2,509	2,775	3,044	3,289	3,554
% change		9.9%	7.7%	13.6%	12.2%	12.3%	11.2%	10.6%	9.7%	8.0%	8.0%
9 - 12	570	586	621	678	728	825	909	976	1,035	1,103	1,152
% change		2.8%	6.1%	9.1%	7.5%	13.3%	10.2%	7.3%	6.1%	6.6%	4.4%
Total	1,901	2,049	2,198	2,469	2,737	3,081	3,419	3,750	4,080	4,393	4,706
% change		7.8%	7.3%	12.3%	10.9%	12.6%	11.0%	9.7%	8.8%	7.7%	7.1%

ADM History  
Saddle Mountain Unified District

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	5-Year Average
<b>K - 8</b>	997	988	1,040	1,140	1,332	1,471	
<b>% change</b>		-0.9%	5.2%	9.6%	16.8%	10.4%	8.1%
<b>9 - 12</b>	375	444	442	499	570	586	
<b>% change</b>		18.1%	-0.4%	13.0%	14.1%	2.9%	9.3%
<b>Total</b>	1,372	1,432	1,482	1,639	1,901	2,056	
<b>% change</b>		4.3%	3.5%	10.6%	16.0%	8.2%	8.4%

## Square Footage and Capacity by School

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Ruth Fisher Elementary School	124,390	28,450	95,940	7,024	88,916	88.5	1,005
SFB-approved Winter's Well (opened FY 07)	47,434	1,234	46,200	NA	46,200	80.9	571
SFB-approved Tartesso (opened FY 08)	69,300	0	69,300	NA	69,300	80.9	857
<b>Total K-8</b>	<b>241,124</b>	<b>29,684</b>	<b>211,440</b>	<b>7,024</b>	<b>204,416</b>		<b>2,432</b>
Ruth Fisher Elementary School - Pool portion of Building B (3)	12,434	12,434	0	0	0	129.5	-
District-funded Tonopah Valley High School (4)	132,187	28,219	103,968	NA	103,968	112	928
<b>Total 9-12</b>	<b>144,621</b>	<b>40,653</b>	<b>103,968</b>	<b>-</b>	<b>103,968</b>		<b>928</b>
(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 15-2011 depending on the type of square footage.							
(2) Project status was changed to ON HOLD 2/7/08. Currently projected to open FY 17.							
(3) SFB approved reconfiguration of this square footage from K-8 to 9-12 on 2/2/06. SFB approved reconfiguration of this square footage from 9-12 to District Admin. On 2/12/20.							
(4) To date, the district's only high school is Tonopah Valley High School, which was built with B bonds and opened in FY 06. Per A.R.S. 15-2011 E.6., the only portion of square footage that gets included in the capacity analysis is the portion that exceeds 25% of the district's minimum high school square footage requirement. That amount varies each year based on the most recent 100th Day ADM. The local funds page shows how much square footage is projected to be included each year, depending on the ADM projection for that year.							
(5) Project status was changed to ON HOLD 2/7/08. Currently projected to open FY 15.							
Note: SFB-funded schools are not adjusted for interior corridors.							

Local Funds Report  
Saddle Mountain Unified District

2/25/2021

	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K-8 Square Footage										
Addition to Ruth Fisher	8,800									
Addition to Winters Well	1,234									
Replacement space at Ruth Fisher (Building 100 Admin)	13,297									
Addition to Winters Well (FY 21)		15,000								
District-funded K-8 school (FY 22)			75,000							
Cumulative Total	23,331	38,331	113,331	113,331	113,331	113,331	113,331	113,331	113,331	113,331
ADM Projections	1,471	1,564	1,754	1,879	2,128	2,383	2,676	2,987	3,221	3,480
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	29,410	31,274	35,085	37,582	42,558	47,652	53,512	59,742	64,415	69,597
Square Footage to be built in excess of 25% threshold (1)	0	7,057	78,246	75,749	70,773	65,679	59,819	53,589	48,916	43,734
Capacity of excess square footage	0	88	978	947	885	821	748	670	611	547

	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
9-12 Square Footage										
Tonopah Valley High School bldgs 1005-1009	120,370									
Addition to Tonopah Valley High School cafeteria (FY 21)		2,275								
Addition to Tonopah Valley High School (FY 21)		15,000								
Cumulative Total	120,370	137,645	137,645	137,645	137,645	137,645	137,645	137,645	137,645	137,645
District's ADM Projections	586	646	705	737	858	954	1033	1097	1165	1225
x Minimum adequacy factor	112	112	112	112	112	112	112	112	112	112
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	16,402	18,086	19,727	20,638	24,033	26,709	28,911	30,717	32,620	34,313
Square Footage to be built in excess of 25% threshold (1)	103,968	119,559	117,918	117,007	113,612	110,936	108,734	106,928	105,025	103,332

Local Funds Report  
Saddle Mountain Unified District

2/25/2021

Capacity of excess square footage

928	1,067	1,053	1,045	1,014	991	971	955	938	923
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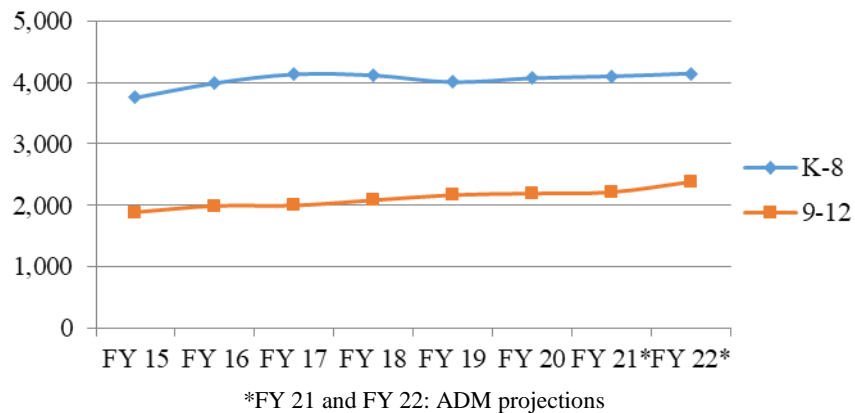
(1) per A.R.S. 15-2011 E.6.

## Sahuarita Unified School District

### District Overview

Sahuarita Unified School District is located about 20 miles south of Tucson, along Interstate 19. The district serves the majority of the City of Sahuarita and the surrounding unincorporated areas, and has historically accommodated graduates from the neighboring Continental Elementary for the high school education. The district currently has eight elementary schools (K-8) and two high schools.

### District ADM Chart



### District Outlook

During the 2000-2009 decade, over 6,750 new residential housing permits were issued, fueling the ADM growth from 1,939 in FY 01 to 4,760 in FY 10. Since then, except for a slight decline in FY 19, the district's ADM has continued to grow in spite of only a fraction of the new housing units built compared to the decade prior.

See report from Arizona State University's Center for Organization Research and Design for more information.



## **Sahuarita Unified School District Outlook**

### District Outlook

The Sahuarita Unified School District has seen a slow, but consistent growth rate over the past few years that is projected to continue into the long-term future. This can be attributed to a variety of factors including recent economic diversification, federal investment in critical infrastructure projects, and streamlined efforts from stakeholders to stabilize the mining industry.

Precious mineral, sand, and gravel mining, along with stone quarrying, is the primary industry in Sahuarita, directly and indirectly employing some 3,600 individuals in the district.<sup>1</sup> This region of Southern Arizona contributes over 60% of the nation's copper supply. The other large historical industry in the Sahuarita area is pecan growing and processing.<sup>2</sup>

After the Great Recession and in the wake of 2016 cuts by Freeport-McMoran, municipal leadership has taken steps toward solidifying the economic future of Sahuarita outside of mining by drawing investors in the defense, optics, technology, manufacturing and business sectors through the Sahuarita Advanced Manufacturing and Technology Center (SAMTEC).<sup>3</sup> SAMTEC will help further technological innovation and advanced manufacturing and increase the commercialization of developed products while decreasing the region's economic dependence on mining. The upcoming Sahuarita Square project is moving forward to provide the community with a multi-use district that attracts public and private investment, which should considerably increase employment rates.<sup>4</sup>

In November 2020, the Town of Sahuarita received the results of a housing feasibility study to identify community housing needs and assess the real estate marketplace to better fit the needs of workers. The report found that the housing stock in Sahuarita and Green Valley consisted of 92 percent single-family homes and "quite limited" availability of affordable housing or apartments.<sup>5</sup> Rezoning and development is to be expected after the research has conclude.

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<sup>1</sup> Economic Development Administration (2017). *Town of Sahuarita*. <https://www.eda.gov/annual-reports/fy2017/states/az.htm>

<sup>2</sup> Wichner, David (2019, October 10). Tucson Tech: Sahuarita aims to diversify, grow with new tech center. *Arizona Daily Star*. [https://tucson.com/business/tucson-tech-sahuarita-aims-to-diversify-grow-with-new-tech-center/article\\_af0b6e5d-432a-5b0f-a940-bcae9f088fe.html](https://tucson.com/business/tucson-tech-sahuarita-aims-to-diversify-grow-with-new-tech-center/article_af0b6e5d-432a-5b0f-a940-bcae9f088fe.html)

<sup>3</sup> Ibid.

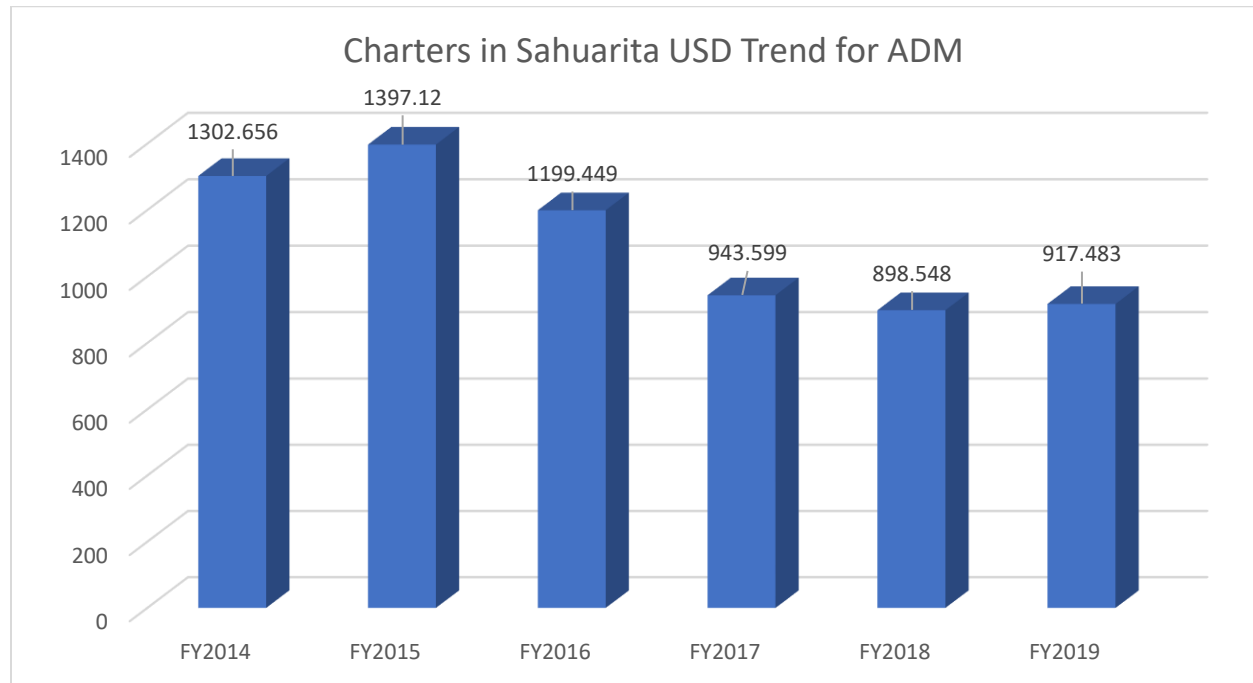
<sup>4</sup> Encinas, J. (2019, August 17). Sahuarita is moving forward with mixed-use district. *Green Valley News*. [https://www.gvnews.com/news/sahuarita-is-moving-forward-with-mixed-use-district/article\\_9cd58eea-bfa5-11e9-89b8-cf2e88d4ad95.html](https://www.gvnews.com/news/sahuarita-is-moving-forward-with-mixed-use-district/article_9cd58eea-bfa5-11e9-89b8-cf2e88d4ad95.html)

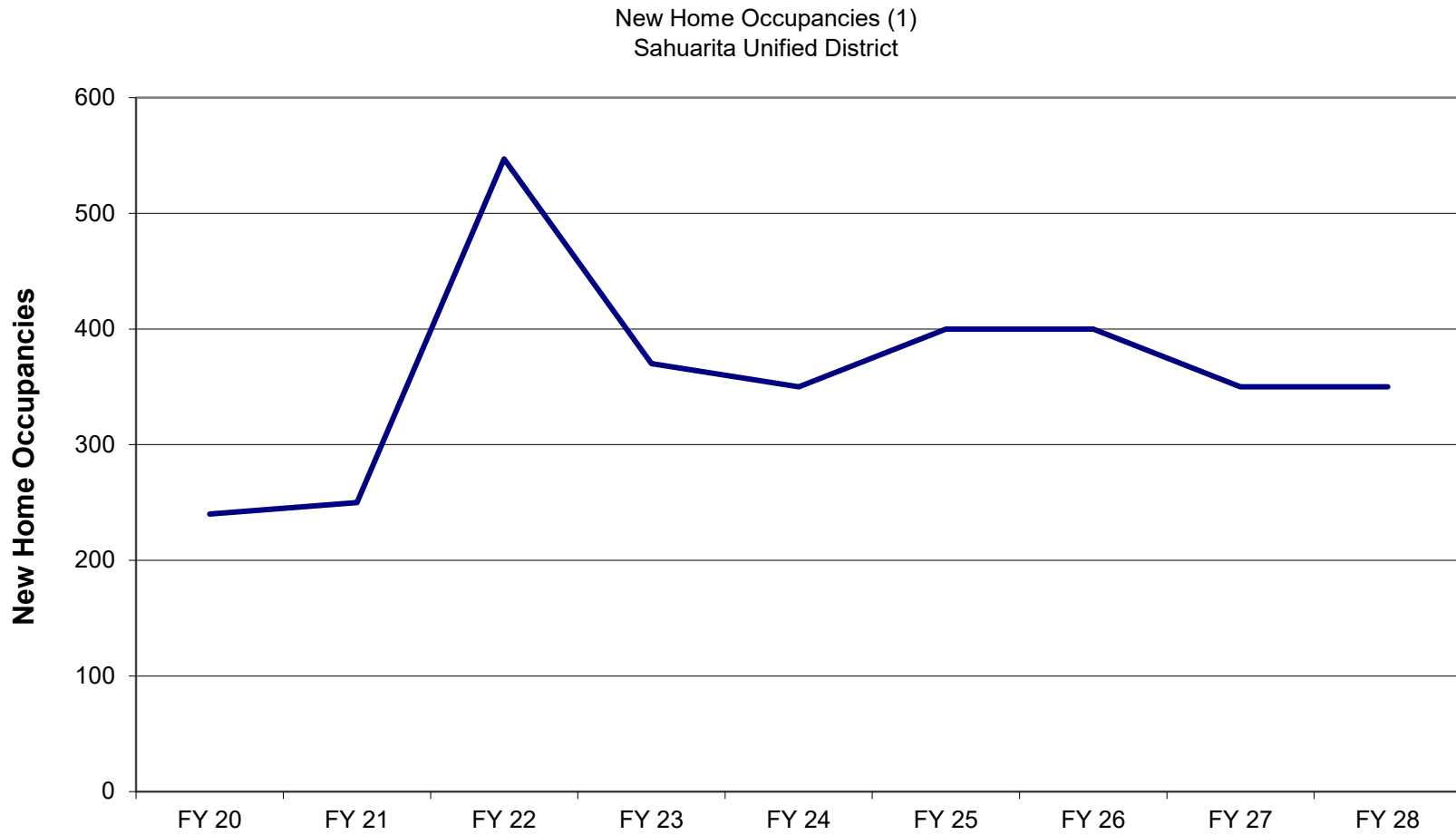
<sup>5</sup> Verwys, J. (2020, November 13). Study: GV, Sahuarita lacking multi-family units. *Green Valley News*. [https://www.gvnews.com/news/study-gv-sahuarita-lacking-multi-family-units/article\\_8ebdbbd4-2507-11eb-b96e-c78eb78ae614.html](https://www.gvnews.com/news/study-gv-sahuarita-lacking-multi-family-units/article_8ebdbbd4-2507-11eb-b96e-c78eb78ae614.html)

### Charter Sector Overview

Charter growth has declined in Sahuarita Unified since 2016. One of the existing charters has had zero growth and is in danger of financial collapse based on its financial ratings at the AZ State Board for Charter Schools. The potential for 369 students coming to the district if this charter fails is high.

Name	Location	Opened	ASBCS Financial Standing	ADM					
				FY14	FY15	FY16	FY17	FY18	FY19
<b>Lifelong Learning</b>	Green Valley, 85314	2010	Meets in Good Standing	66.211	68.798	47.028	29.704	31.581	18.243
<b>Ombudsman Valencia</b>	Tucson, 85746	2013	See below	0.000	0.000	0.000	0.000	0.000	0.000
<b>Ombudsman Valencia</b>	Tucson, 85746	2008	See below	396.924	486.264	234.698	0.000	0.000	0.000
<b>Rose Academies: Pima Rose (Onbudsman)</b>	Tucson, 85746	2011	In Intervention	369.439	348.326	383.129	374.387	366.588	369.866
<b>Tucson International Academy TIA Midvale</b>	Tucson, 85746	2003	Adequate	470.082	493.732	534.594	539.508	500.349	529.37

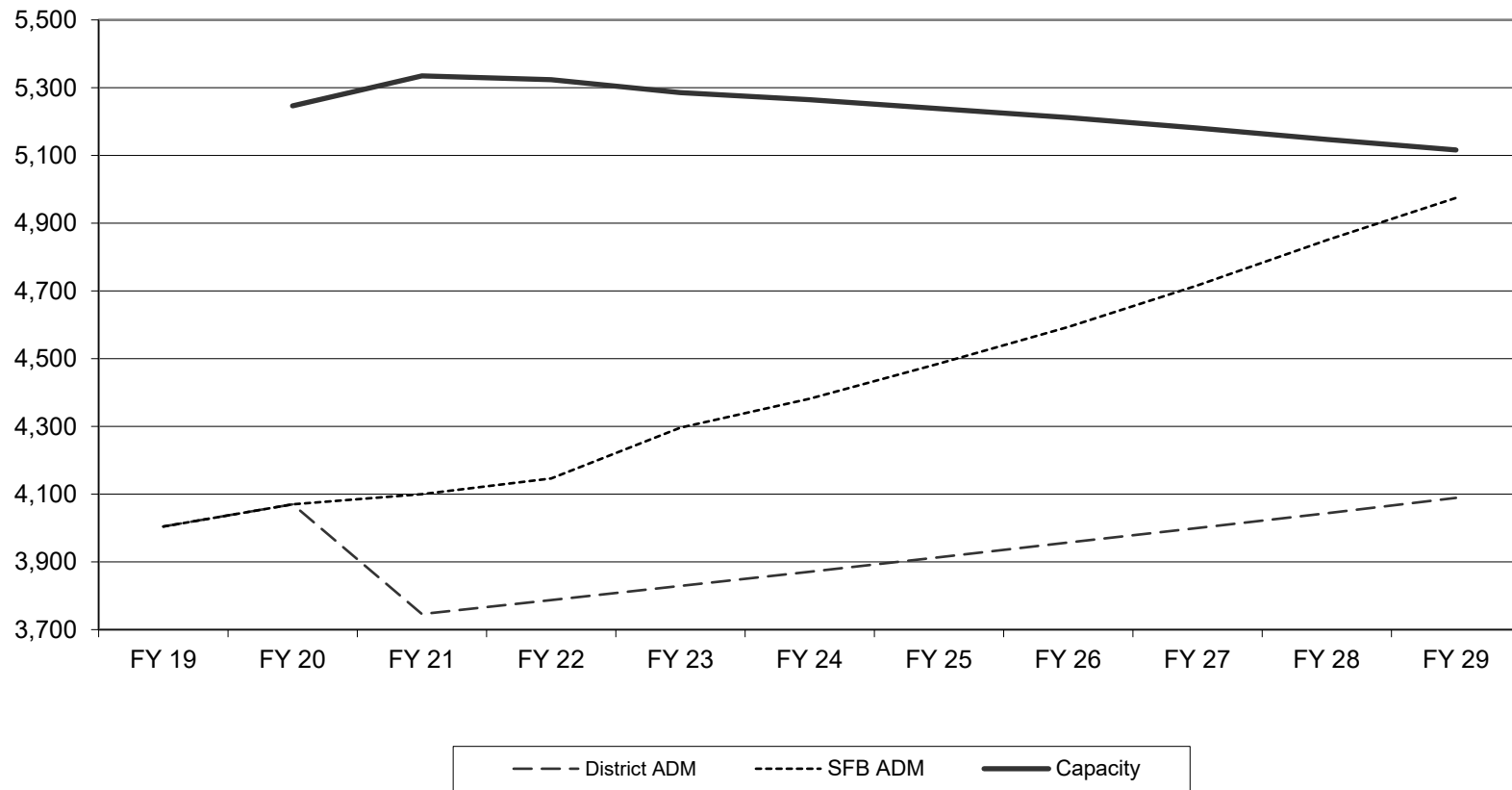




(1) As adjusted by SFB staff in FY 20 and updated by ASU Research team in FY 21. Projections are:

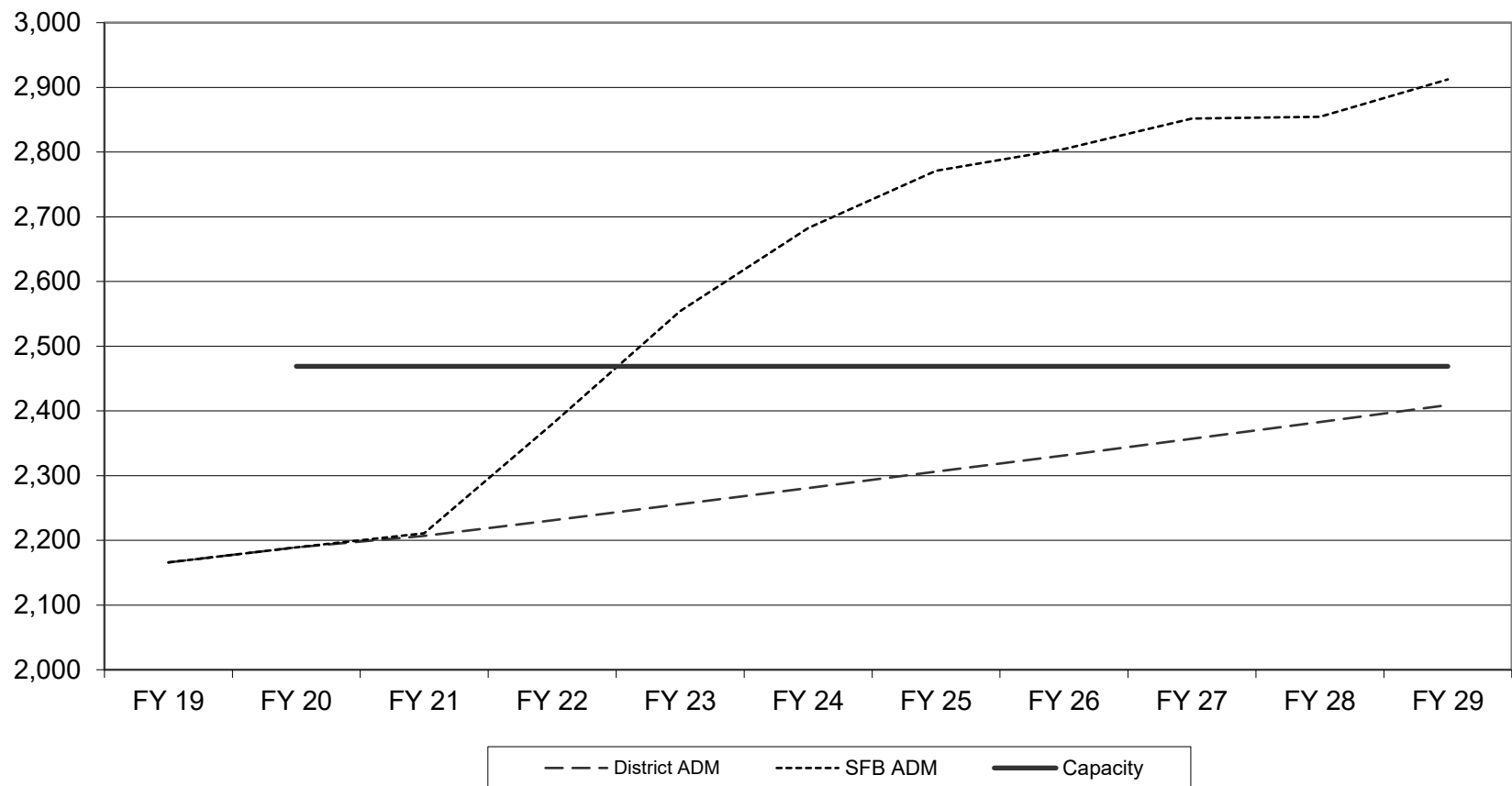
FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
240	250	547	370	350	400	400	350	350	3,257

K-8 Graph  
Sahuarita Unified District



K-8	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
District ADM	4,004	4,070	3,746	3,787	3,829	3,871	3,914	3,957	4,000	4,044	4,089
SFB ADM	4,004	4,070	4,100	4,146	4,297	4,382	4,485	4,593	4,716	4,850	4,975
Capacity		5,246	5,335	5,323	5,286	5,264	5,238	5,211	5,181	5,147	5,116

9-12 Graph  
Sahuarita Unified District

[illegible]

**New Construction Analysis**  
**Sahuarita Unified District**  
**K - 8**

<b>K-8</b>	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Existing Capacity (1)	4,077	4,077	4,077	4,077	4,077	4,077	4,077	4,077	4,077	4,077
District-funded Capacity (2)	1,170	1,258	1,247	1,209	1,188	1,162	1,135	1,104	1,071	1,040
<b>Total Student Capacity</b>	<b>5,246</b>	<b>5,335</b>	<b>5,323</b>	<b>5,286</b>	<b>5,264</b>	<b>5,238</b>	<b>5,211</b>	<b>5,181</b>	<b>5,147</b>	<b>5,116</b>

<b><i>District's ADM Projections</i></b>	<b>4,070</b>	<b>3,746</b>	<b>3,787</b>	<b>3,829</b>	<b>3,871</b>	<b>3,914</b>	<b>3,957</b>	<b>4,000</b>	<b>4,044</b>	<b>4,089</b>
ADM Growth Rate	1.6%	-8.0%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%
Number of Students for which new space is required (3)		(1,589)	(1,536)	(1,457)	(1,393)	(1,324)	(1,254)	(1,181)	(1,103)	(1,027)

<b><i>SFB Recommended ADM Projections</i></b>	<b>4,070</b>	<b>4,100</b>	<b>4,146</b>	<b>4,297</b>	<b>4,382</b>	<b>4,485</b>	<b>4,593</b>	<b>4,716</b>	<b>4,850</b>	<b>4,975</b>
ADM Growth Rate	1.6%	0.7%	1.1%	3.6%	2.0%	2.4%	2.4%	2.7%	2.8%	2.6%
Number of Students for which new space is required (3)		(1,235)	(1,177)	(989)	(882)	(753)	(618)	(465)	(297)	(142)

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 15-2011 E.6. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2020 STAFF RECOMMENDATION**

For information only.

# S C H O O L   F A C I L I T I E S   B O A R D

## 2021 New Construction Analysis Sahuarita Unified District CTD – 100230 (9-12)

### District New Construction Request

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
			9-12 for 800 students (014N)				

**Staff Notes Regarding District's Request:** Project 014N was held for consideration last year for 800 students to open in FY 24. Land acquisition is required.

### Staff Recommendation for December 15, 2020

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
		Approve 9- 12 for 443 students (014N)					

**Note:** The actual capacity of a 443-student 9-12 school in this district would be 589 students.



**New Construction Analysis  
Sahuarita Unified District  
9-12**

<b>9-12</b>	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Existing Capacity (1)	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469
<b>Total Student Capacity</b>	<b>2,469</b>	<b>2,469</b>	<b>2,469</b>	<b>2,469</b>	<b>2,469</b>	<b>2,469</b>	<b>2,469</b>	<b>2,469</b>	<b>2,469</b>	<b>2,469</b>

<b>District's ADM Projections</b>	<b>2,189</b>	<b>2,207</b>	<b>2,231</b>	<b>2,256</b>	<b>2,281</b>	<b>2,306</b>	<b>2,331</b>	<b>2,357</b>	<b>2,383</b>	<b>2,409</b>
ADM Growth Rate	1.1%	0.8%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%
Number of Students for which new space is required (2)		(262)	(238)	(213)	(188)	(163)	(138)	(112)	(86)	(60)

<b>SFB Recommended ADM Projections</b>	<b>2,189</b>	<b>2,211</b>	<b>2,379</b>	<b>2,554</b>	<b>2,682</b>	<b>2,771</b>	<b>2,805</b>	<b>2,852</b>	<b>2,854</b>	<b>2,912</b>
ADM Growth Rate	1.1%	1.0%	7.6%	7.4%	5.0%	3.3%	1.2%	1.7%	0.1%	2.0%
Number of Students for which new space is required (2)		(258)	(89)	86	214	302	336	383	385	443

(1) See Square Footage and Capacity by School page.

(2) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2020 STAFF RECOMMENDATION**

The staff recommendation is to approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Cost per SF	Approval Total	Actual Capacity
014N - New school	9-12	443	125	55,375	\$200.90	\$11,124,838	589

ADM Projections  
Sahiarita Unified District

12/13/2020

<b>District Provided ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 8	4,004	4,070	3,746	3,787	3,829	3,871	3,914	3,957	4,000	4,044	4,089
% change		1.6%	-8.0%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%
9 - 12	2,166	2,189	2,207	2,231	2,256	2,281	2,306	2,331	2,357	2,383	2,409
% change		1.1%	0.8%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%
Total	6,170	6,259	5,953	6,018	6,085	6,152	6,220	6,288	6,357	6,427	6,498
% change		1.4%	-4.9%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%

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<b>SFB ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 8	4,004	4,070	4,100	4,146	4,297	4,382	4,485	4,593	4,716	4,850	4,975
% change		1.6%	0.7%	1.1%	3.6%	2.0%	2.4%	2.4%	2.7%	2.8%	2.6%
9 - 12	2,166	2,189	2,211	2,379	2,554	2,682	2,771	2,805	2,852	2,854	2,912
% change		1.1%	1.0%	7.6%	7.4%	5.0%	3.3%	1.2%	1.7%	0.1%	2.0%
Total	6,170	6,259	6,311	6,525	6,851	7,064	7,257	7,398	7,568	7,705	7,887
% change		1.4%	0.8%	3.4%	5.0%	3.1%	2.7%	2.0%	2.3%	1.8%	2.4%

Assumptions:

FY 19 and FY 20 are actual based on information received from ADE. FY 21 through FY 29 based on cohort survival and residential development.

<b>SFB ADM Forecast - Last Year</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 8	4,004	4,073	4,160	4,201	4,283	4,375	4,487	4,594	4,716	4,842	4,949
% change		1.7%	2.1%	1.0%	2.0%	2.2%	2.6%	2.4%	2.7%	2.7%	2.2%
9 - 12	2,166	2,206	2,278	2,386	2,465	2,549	2,626	2,684	2,751	2,796	2,889
% change		1.8%	3.3%	4.7%	3.3%	3.4%	3.0%	2.2%	2.5%	1.7%	3.3%
Total	6,170	6,279	6,438	6,587	6,748	6,924	7,113	7,278	7,467	7,638	7,837
% change		1.8%	2.5%	2.3%	2.4%	2.6%	2.7%	2.3%	2.6%	2.3%	2.6%

ADM History  
Sahuarita Unified District

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	5-Year Average
<b>K - 6</b>	3,750	3,988	4,132	4,115	4,004	4,070	
<b>% change</b>		6.3%	3.6%	-0.4%	-2.7%	1.6%	1.6%
<b>9 - 12</b>	1,886	1,987	1,995	2,081	2,166	2,189	
<b>% change</b>		5.4%	0.4%	4.3%	4.1%	1.1%	3.0%
<b>Total</b>	5,636	5,975	6,126	6,196	6,170	6,259	
<b>% change</b>		6.0%	2.5%	1.1%	-0.4%	1.4%	2.1%

## Square Footage and Capacity by School

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Sahuarita Primary School	62,527	8,007	54,520	3,090	51,430	88.5	581
District funded replacement space (FY 21)	1,440	0	1,440	0	1,440	88.5	16
District funded additional space (FY 21)	5,058	0	5,058	NA	5,058	80	63
Sopori Elementary School	45,486	11,632	33,854	0	33,854	88.5	383
Sahuarita Intermediate School	104,410	34,934	69,476	3,388	66,088	88.5	747
District funded replacement space (FY 21)	4,320	0	4,320	0	4,320	88.5	49
District funded additional space (FY 21)	2,610	0	2,610	NA	2,610	80	33
Sahuarita Middle School	88,017	0	88,017	5,671	82,346	88.5	930
SFB-funded Anza	115,393	4,513	110,880	NA	110,880	80.9	1,371
Early Childhood Center	11,200	11,200	0	NA	0	80.0	0
Copper View (4)	55,450	43,235	12,215	NA	12,215	80	153
District-funded Wrightson Ridge K-8	81,371	-	81,371	NA	81,371	80	1,017
<b>Total K-8 Square Footage</b>	<b>577,282</b>	<b>113,521</b>	<b>463,761</b>	<b>12,149</b>	<b>451,612</b>		<b>5,342</b>
Sahuarita High School	151,282	5,017	146,265	10,645	135,621	127	1,068
SFB-funded additional space project completed in FY 06 (2)	23,063	0	23,063	NA	23,063	112	206
SFB-funded Walden Grove (3)	127,864	0	127,864	NA	127,864	Variable	1,195
District-funded addition to Walden Grove	3,201	3,201	0	NA	0	94	0
<b>Total 9-12 Square Footage</b>	<b>305,410</b>	<b>8,218</b>	<b>297,192</b>	<b>10,645</b>	<b>286,548</b>		<b>2,469</b>
(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 15-2011 depending on the type of square footage.							
(2) This project was originally approved for 23,048 SF, but district reported 23,063 actually built within SFB budget. Entire SFB-funded amount gets included in capacity analysis.							
(3) Originally approved 1/5/06 to open FY 09, but delayed due to moratorium. Funded by Series 2010 QSCB. Additional square footage approved 11/4/09. School opened in Fall 2011 with freshmen and sophomores only.							
(4) Square footage of this district-funded facility exceeds excluded space threshold. See Local Funds page for excludable area which							
Note: SFB-funded schools are not adjusted for interior corridors.							

Local Funds Report  
Sahuarita Unified District

12/13/2020

K-8 Square Footage	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Anza Trail - Bldgs 1005, 1006, and part of 1004	3,607									
Sahuarita Primary - Bldg 1011	8,007									
Sahuarita Intermediate - Bldg 1010	3,720									
Sopori - Bldgs 1009, 1010, 1011	11,632									
Early Childhood Center (FY 12)	11,200									
Copper View (FY 13)	55,450									
Wrightson Ridge (FY 19)	81,371									
Sahuarita Primary (FY 21)		5,058								
Sahuarita Intermediate (FY 21)		2,610								
Cumulative Total	174,987	182,655	182,655	182,655	182,655	182,655	182,655	182,655	182,655	182,655
ADM Projections	4,070	4,100	4,146	4,297	4,382	4,485	4,593	4,716	4,850	4,975
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	81,401	81,998	82,920	85,933	87,636	89,708	91,870	94,320	97,006	99,490
Square Footage to be built in excess of 25% threshold	93,586	100,657	99,735	96,722	95,019	92,947	90,785	88,335	85,649	83,165
Capacity of excess square footage	1,170	1,258	1,247	1,209	1,188	1,162	1,135	1,104	1,071	1,040

9-12 Square Footage	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Sahuarita High School - Bldgs 1009 and 1010	5,017									
Addition to Walden Grove	3,201									
Cumulative Total	8,218	8,218	8,218	8,218	8,218	8,218	8,218	8,218	8,218	8,218
ADM Projections	2,189	2,211	2,379	2,554	2,682	2,771	2,805	2,852	2,854	2,912
x Minimum adequacy factor	94	94	94	94	94	94	94	94	94	94
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	51,440	51,960	55,918	60,028	63,038	65,123	65,910	67,020	67,076	68,438
Square Footage to be built in excess of 25% threshold	0	0	0	0	0	0	0	0	0	0
Capacity of excess square footage	0	0	0	0	0	0	0	0	0	0

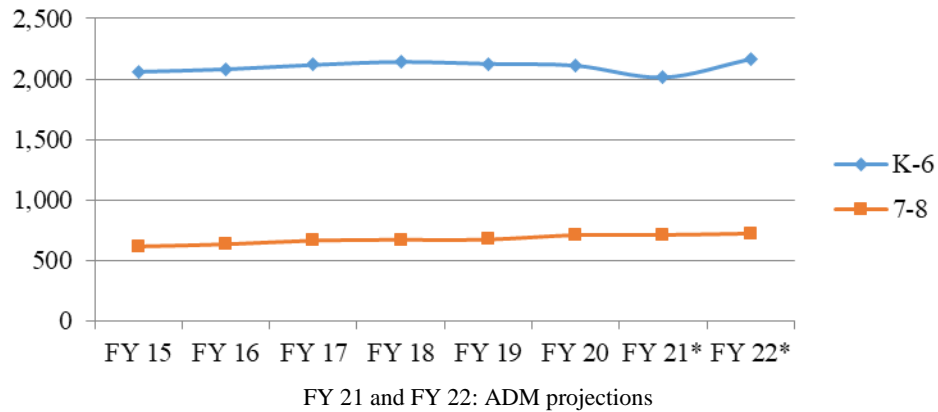
(1) per A.R.S. 15-2011 E.6.

## Somerton Elementary School District

### District Overview

Somerton Elementary School District is located near the southwest corner of the state sharing a border with California on the west and Mexico on the south. It serves the communities of Somerton, San Luis, and nearby areas. The district currently has four elementary schools (K-6) and one middle school (7-8). Two additional SFB-funded K-6 schools are pending construction.

### District ADM History Chart



### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

### **Somerton Elementary School District**

Somerton Elementary School District is located in the city of Somerton, along the U.S./Mexico border in addition to the California/Arizona border. The town is intersected by the U.S. 95, a highway used in the transit to and from Mexico. It is next to the major population center of Yuma. Agriculture, medical services, and tourism are the city's principal economic activities, in addition to a recent growth in retail activity. The downtown business district continues to be a main economic influence in Yuma County and the city's redevelopment plan offers incentives to attract new businesses and upgrade existing ones. Somerton is also adjacent to the Cocopah Nation, which is a major employer of the region's entertainment, lodging, and cultural attractions. Somerton is a prime location for many special events throughout the year, including the annual Tamale Festival that draws in over 30,000 tourists.<sup>1</sup> The city has seen significant growth in recent years. From 2017 to 2018, employment in Somerton grew at a rate of 1.97 percent and the population grew by 2.31 percent.<sup>2</sup> The population has doubled over the past ten years and currently sits at over 15,000. According to the Department of Education, there are currently no K–8 charter schools located in Somerton.<sup>3</sup> The population and economic growth in Somerton can be expected to continue in the coming years.

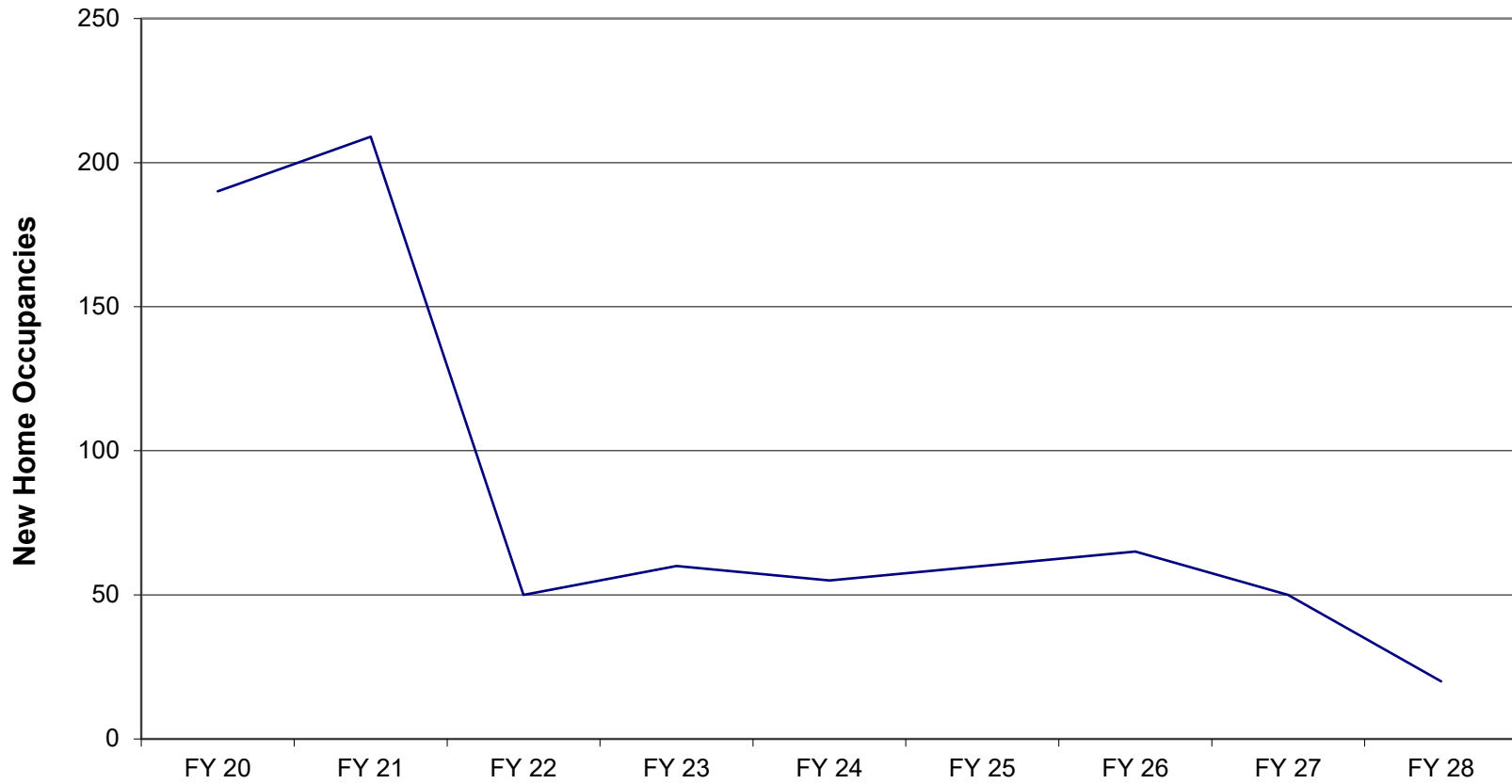
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<sup>1</sup> Arizona Commerce Authority. (2018, October 1). *Community profile for Somerton*.  
<https://www.azcommerce.com/a/profiles/ViewProfile/115/Somerton/>

<sup>2</sup> Data USA. (n.d.). *Somerton, AZ*. Retrieved March 29, 2021 from <https://datausa.io/profile/geo/somerton-az>

<sup>3</sup> Arizona Department of Education. (n.d.). *Charter school search*. Retrieved March 29, 2021 from  
<https://www.ade.az.gov/charterschools/search/SiteList.asp>

New Home Occupancies (1)  
Somerton Elementary District

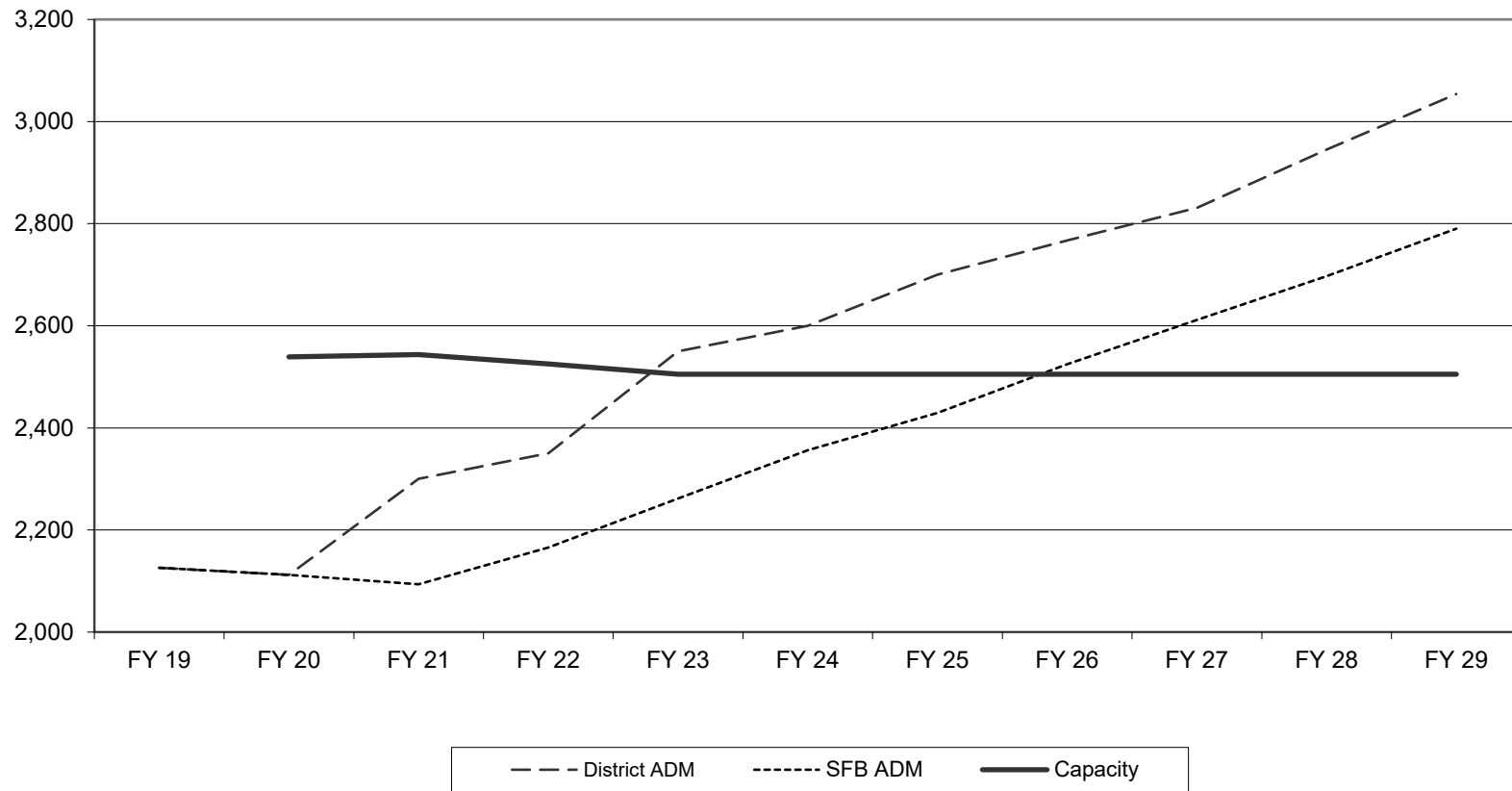


(1) As provided by the District.

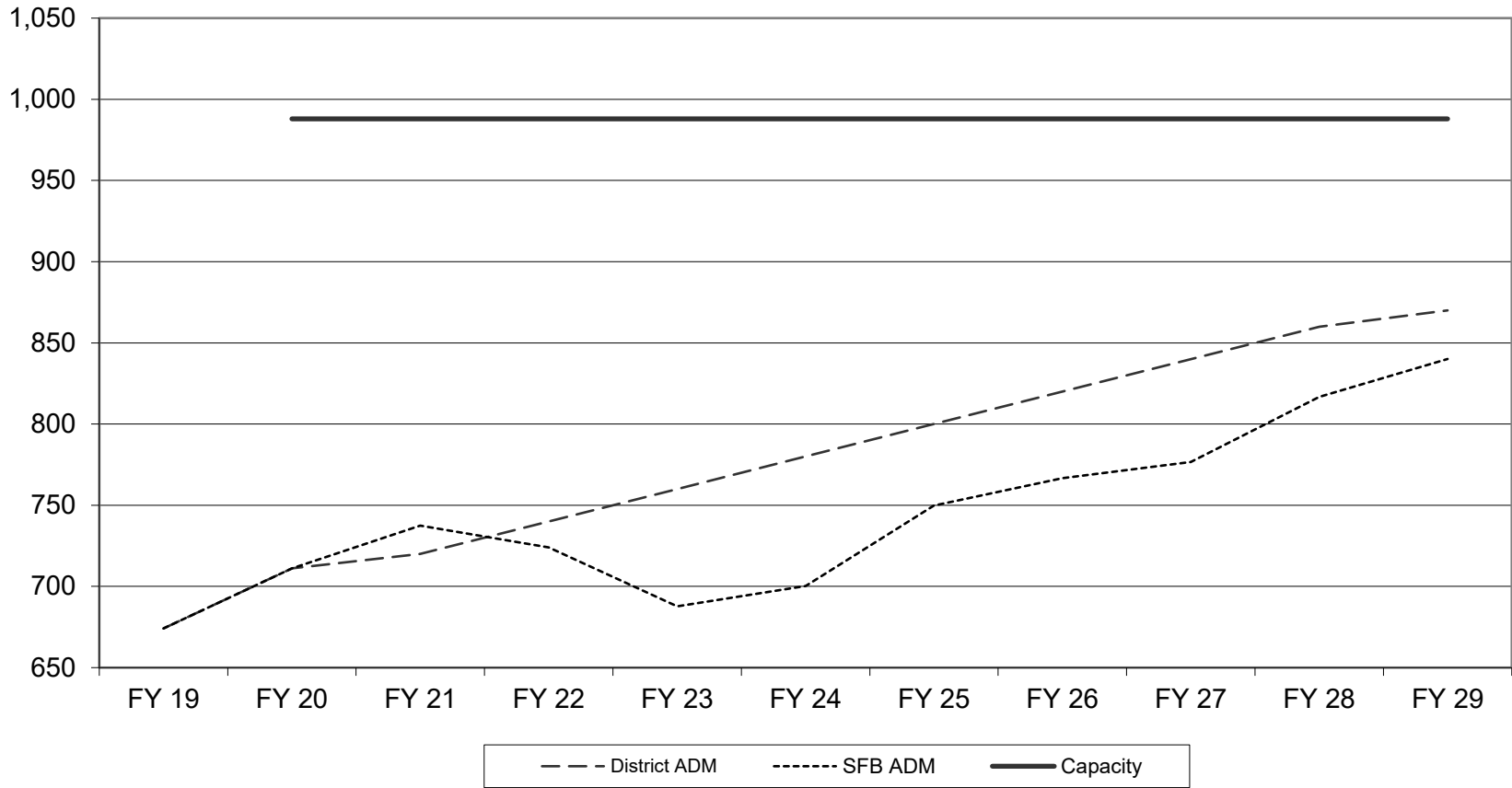
FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
190	209	50	60	55	60	65	50	20	759



K-5 Graph  
Somerton Elementary District

[illegible]

7-8 Graph  
Somerton Elementary District

[illegible]

# S C H O O L   F A C I L I T I E S   B O A R D

## 2021 New Construction Analysis Somerton Elementary District CTD – 140411 (K-6)

### District New Construction Request

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
					K-6 for 281 students (010N)		

**Staff Notes Regarding District's Request:** Project 010N was held for consideration last year for 281 students to open in FY 26. The district will need to acquire land for this project.

### Staff Recommendation for April 7, 2021

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
					K-6 for 281 students (010N) *		

**Note:** The actual capacity of a 281-student K-6 school in this district would be 316 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 15-2041 D. (2). Subject to change in future review.**

**New Construction Analysis  
Somerton Elementary District  
K - 6**

<b>K-6</b>	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Existing Capacity (1)	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943
SFB-approved 008N (1)	281	281	281	281	281	281	281	281	281	281
SFB-approved 009N (1)	281	281	281	281	281	281	281	281	281	281
District-funded Capacity (2)	34	38	20	-	-	-	-	-	-	-
<b>Total Student Capacity</b>	<b>2,539</b>	<b>2,544</b>	<b>2,525</b>	<b>2,505</b>	<b>2,505</b>	<b>2,505</b>	<b>2,505</b>	<b>2,505</b>	<b>2,505</b>	<b>2,505</b>

<b><i>District's ADM Projections</i></b>	<b>2,112</b>	<b>2,300</b>	<b>2,350</b>	<b>2,550</b>	<b>2,600</b>	<b>2,700</b>	<b>2,767</b>	<b>2,831</b>	<b>2,945</b>	<b>3,054</b>
ADM Growth Rate	-0.7%	8.9%	2.2%	8.5%	2.0%	3.8%	2.5%	2.3%	4.0%	3.7%
Number of Students for which new space is required (3)		(244)	(175)	45	95	195	262	326	440	549

<b><i>SFB Recommended ADM Projections</i></b>	<b>2,112</b>	<b>2,094</b>	<b>2,166</b>	<b>2,262</b>	<b>2,356</b>	<b>2,429</b>	<b>2,525</b>	<b>2,611</b>	<b>2,697</b>	<b>2,790</b>
ADM Growth Rate	-0.7%	-0.9%	3.4%	4.4%	4.2%	3.1%	3.9%	3.4%	3.3%	3.5%
Number of Students for which new space is required (3)		(450)	(360)	(243)	(149)	(76)	20	106	192	285

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 15-2011 E.6. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**APRIL 7, 2021 STAFF RECOMMENDATION**

The staff recommendation is to:

*Hold for consideration for possible future funding per A.R.S. 15-2041 D (2):*

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
010N - New school	K-6	281	90	25,290	316	FY 26

ADM Projections  
Somerton Elementary District

4/5/2021

<b>District Provided ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 6	2,126	2,112	2,300	2,350	2,550	2,600	2,700	2,767	2,831	2,945	3,054
% change		-0.7%	8.9%	2.2%	8.5%	2.0%	3.8%	2.5%	2.3%	4.0%	3.7%
7 - 8	674	711	720	740	760	780	800	820	840	860	870
% change		5.5%	1.3%	2.8%	2.7%	2.6%	2.6%	2.5%	2.4%	2.4%	1.2%
Total	2,800	2,823	3,020	3,090	3,310	3,380	3,500	3,587	3,671	3,805	3,924
% change		0.8%	7.0%	2.3%	7.1%	2.1%	3.6%	2.5%	2.3%	3.7%	3.1%

<b>SFB ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 6	2,126	2,112	2,094	2,166	2,262	2,356	2,429	2,525	2,611	2,697	2,790
% change		-0.7%	-0.9%	3.4%	4.4%	4.2%	3.1%	3.9%	3.4%	3.3%	3.5%
7 - 8	674	711	737	724	688	700	750	767	777	817	840
% change		5.5%	3.7%	-1.8%	-5.0%	1.8%	7.1%	2.2%	1.3%	5.1%	2.9%
Total	2,800	2,823	2,831	2,890	2,950	3,056	3,179	3,291	3,388	3,514	3,630
% change		0.8%	0.3%	2.1%	2.1%	3.6%	4.0%	3.5%	2.9%	3.7%	3.3%

Assumptions:

FY 19 and FY 20 are actual based on information received from ADE. FY 21 through FY 29 based on cohort survival and residential development.

<b>SFB ADM Forecast - Last Year</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 6	2,126	2,136	2,131	2,298	2,438	2,477	2,491	2,534	2,555	2,566	2,591
% change		0.5%	-0.2%	7.8%	6.1%	1.6%	0.6%	1.7%	0.8%	0.5%	1.0%
7 - 8	674	714	737	715	699	742	798	801	809	847	850
% change		5.9%	3.2%	-2.9%	-2.3%	6.1%	7.5%	0.4%	1.0%	4.7%	0.3%
Total	2,800	2,850	2,868	3,014	3,137	3,219	3,289	3,335	3,364	3,414	3,441
% change		1.8%	0.6%	5.1%	4.1%	2.6%	2.2%	1.4%	0.9%	1.5%	0.8%

ADM History  
Somerton Elementary District

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	5-Year Average
<b>K - 6</b>	2,060	2,081	2,117	2,142	2,126	2,112	
<b>% change</b>		1.0%	1.8%	1.2%	-0.7%	-0.7%	0.5%
<b>7 - 8</b>	617	635	666	672	674	711	
<b>% change</b>		2.9%	4.8%	1.0%	0.3%	5.5%	2.9%
<b>Total</b>	2,678	2,716	2,783	2,814	2,800	2,823	
<b>% change</b>		1.4%	2.5%	1.1%	-0.5%	0.8%	1.1%

## Square Footage and Capacity by School

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Orange Grove Elementary School	31,000	0	31,000	0	31,000	85	365
District-funded addition to Orange Grove (2)	5,400	4,413	987	NA	987	80	12
Desert Sonora Elementary	41,142	0	41,142	0	41,142	85	484
District-funded addition to Desert Sonora (2)	10,894	10,894	0	NA	0	80	0
Tierra del Sol Elementary	75,679	0	75,679	7,568	68,111	85	801
District-funded addition to Tierra del Sol (2)	6,796	5,554	1,242	NA	1,242	80	16
SFB-funded core Valle Del Encanto Learning Center (3)	23,400	0	23,400	NA	23,400	80	293
District-funded addition to Valle Del Encanto (2)	28,835	28,348	487	0	487	80	6
SFB-approved 008N	22,500	0	22,500	NA	22,500	80	281
SFB-approved 009N	22,500	0	22,500	NA	22,500	80	281
<b>Total K-6</b>	<b>268,146</b>	<b>49,209</b>	<b>218,937</b>	<b>7,568</b>	<b>211,369</b>		<b>2,539</b>
Somerton Middle School	78,249	9,060	69,189	0	69,189	100	692
SFB-funded addition to Somerton Middle School (4)	24,870	0	24,870	NA	24,870	84	296
<b>Total 7-8</b>	<b>103,119</b>	<b>9,060</b>	<b>94,059</b>	<b>0</b>	<b>94,059</b>		<b>988</b>
(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 15-2011 depending on the type of square footage.							
(2) See Local Funds page for excluded area which varies by year based on ADM.							
(3) The build-out of this school was funded by the district.							
(4) SFB originally approved 24,168 SF, but district reported 24,870 SF actually built (additional square footage came in under budget, and therefore was funded by SFB also).							
Note: SFB-funded schools are not adjusted for interior corridors.							

Local Funds Report  
Somerton Elementary District

4/5/2021

K-6 Square Footage	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Valle del Encanto additions	26,168									
Desert Sonora School (FY 17)	3,920									
Tierra Del Sol Elementary Expansion (FY 18)	5,953									
Tierra Del Sol Elementary Expansion (FY 18)	843									
Valle Del Encanto Expansion (FY 18)	2,667									
Orange Grove Media Center (FY 18)	5,400									
Cumulative Total	44,951	44,951	44,951	44,951	44,951	44,951	44,951	44,951	44,951	44,951
ADM Projections	2,112	2,094	2,166	2,262	2,356	2,429	2,525	2,611	2,697	2,790
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	42,240	41,872	43,316	45,237	47,125	48,581	50,497	52,225	53,937	55,803
Square Footage to be built in excess of 25% threshold (1)	2,711	3,079	1,635	0	0	0	0	0	0	0
Capacity of excess square footage	34	38	20	0	0	0	0	0	0	0

(1) per A.R.S. 15-2011 E.6.

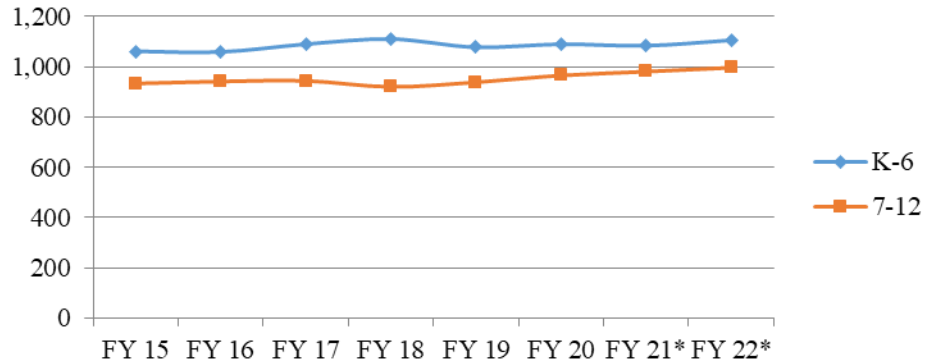


## Tanque Verde Unified School District

### District Overview

Tanque Verde Unified School District is located to the east of Tucson and north of Vail Unified School District. It used to serve grades K through 9, but the district added 10<sup>th</sup>, 11<sup>th</sup>, and 12<sup>th</sup> grade between FY 2006 and FY 2008. Currently the district has two elementary schools (K-6), one junior high, and one high school.

### District ADM History Chart



\*FY 21 and FY 22: ADM projections

Note: FY15 ADM includes that of a district-sponsored charter school at the time.

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

## **Tanque Verde Unified School District Outlook**

### District Outlook

Tanque Verde remains to be one of the wealthiest communities in Southern Arizona and throughout the entire state. Tanque Verde Unified School District consists of some of the highest performing schools in standardized test scores and other state mandated evaluations with a total of 2,139 students in the district.<sup>1</sup> This region consists mostly of retired individuals allowing the Tanque Verde school district to greatly benefit from consistent property tax revenue streams. The median home sales price in Tanque Verde is estimated at \$532,750.<sup>2</sup> This district had previously struggled with 8th to 9th grade retention rates, but with their ongoing open enrollment system they have seen a surplus of students applying to attend high school in the district. There is actually an extensive waitlist which may contribute to increased ADM growth when additional capacity becomes available. The recent community development in the Eastern Tucson from the defense industry, bioscience, environmental technology, information technology, manufacturing, and mining have also stimulated Tanque Verde's local economy.<sup>3</sup> There is long term projected growth for this community in the coming years.

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<sup>1</sup>Tanque Verde Unified School District. (2020, November 23). *TVUSD #13 District highlights 2020-21*. [https://www.tanqueverdeschools.org/Downloads/TVUSD%20District%20Highlights%202020-2021%20\(Updated%2023-Nov-2020\).pdf](https://www.tanqueverdeschools.org/Downloads/TVUSD%20District%20Highlights%202020-2021%20(Updated%2023-Nov-2020).pdf)

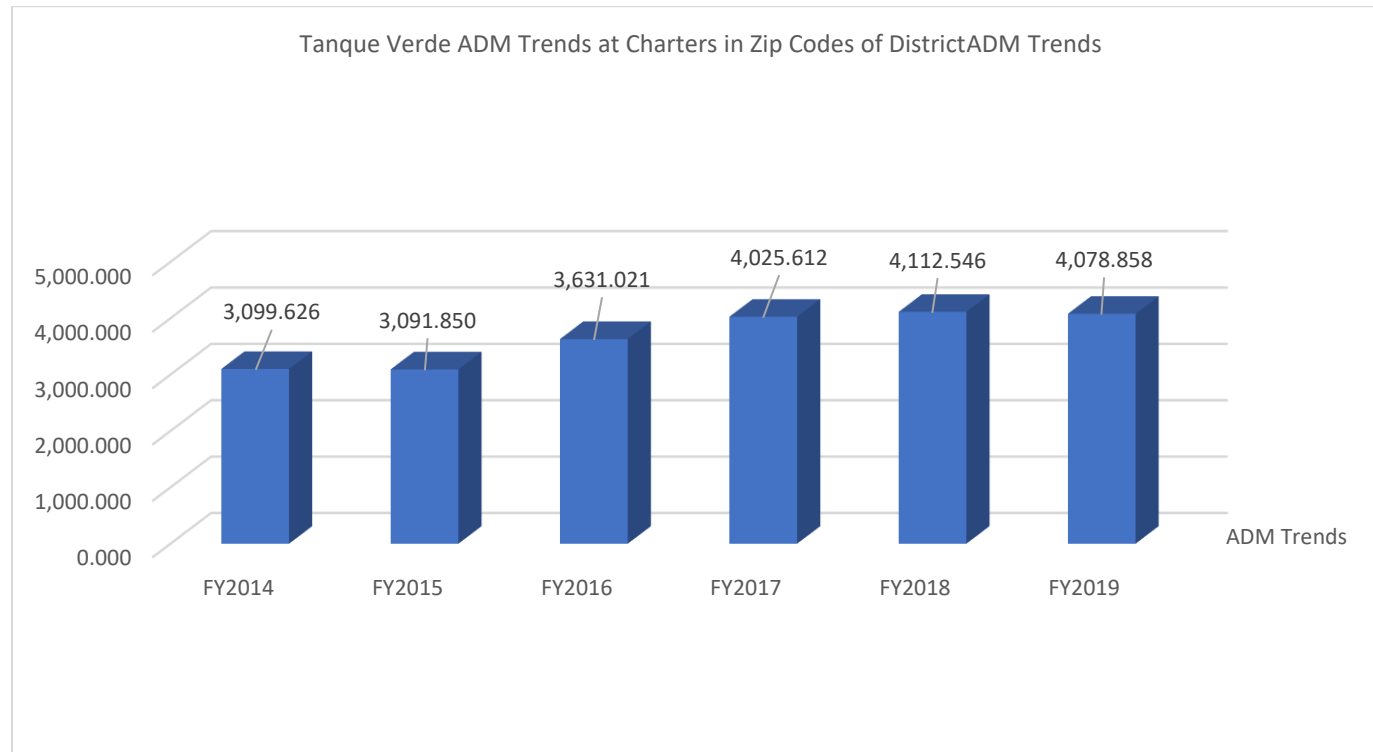
<sup>2</sup> Redfin. (n.d.). *Tanque Verde housing market*. Retrieved December 9, 2020 from <https://www.redfin.com/city/26014/AZ/Tanque-Verde/housing-market>

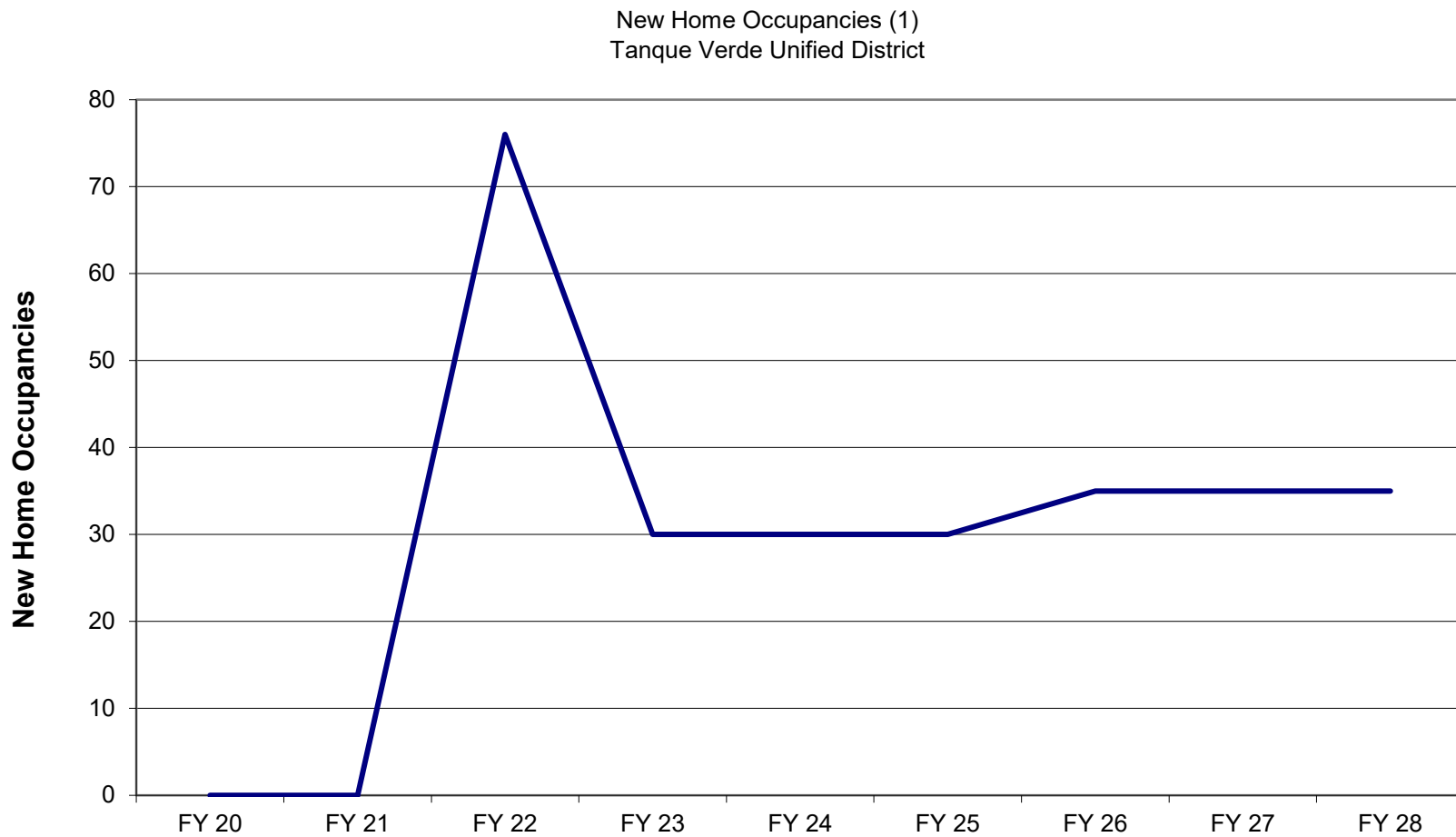
<sup>3</sup> City of Tucson. (2015). *Comprehensive economic development strategy* <https://www.tucsonaz.gov/files/business/CEDS2015.pdf>

### Charter Sector Overview

Charter growth has risen in pace with district growth in Tanque Verde since 2016. One charter failed in Tanque Verde's area in FY 2019. Two charters that have over 1,200 ADM are struggling with one in financial intervention and a second charter with debt-to-income issues.

Name	Location	Opened	ASBCS Financial Standing	ADM					
				FY14	FY15	FY16	FY17	FY18	FY19
<b>Arizona Community Development Raena Janes La Paloma Academies</b>	Tucson, 85730	2003	<b>All LaPalma ACD AZ Community Development</b>	1,862.537	1,829.193	1,904.518	1,878.737	1,865.516	1,888.96
<b>Leman East Tucson</b>	Tucson, 85730	2018	In Intervention	0.000	0.000	481.749	895.138	1,029.377	1,063.38
<b>Desert Springs Academy</b>	Tucson, 85748	1999	Closed EOY FY 2019	127.904	119.514	75.425	67.590	72.456	56.48
<b>Academy of Tucson</b>	Tucson, 85748	1999	Meets in Good Standing	See below	See below	See below	See below	See below	See below
<b>Academy of Tucson</b>	Tucson, 85749	2002	Debt Issues	676.455	666.105	679.985	678.565	675.949	610.66
<b>Hermosa Montessori</b>	Tucson, 85749	1997	Meets in Good Standing	196.392	187.141	200.484	203..062	214.180	220.38
<b>Rose Academies: Canyon Rose</b>	Tucson, 85749	2017	Meets in Good Standing	272.338	289.897	288.86	302.52	255.068	239.004

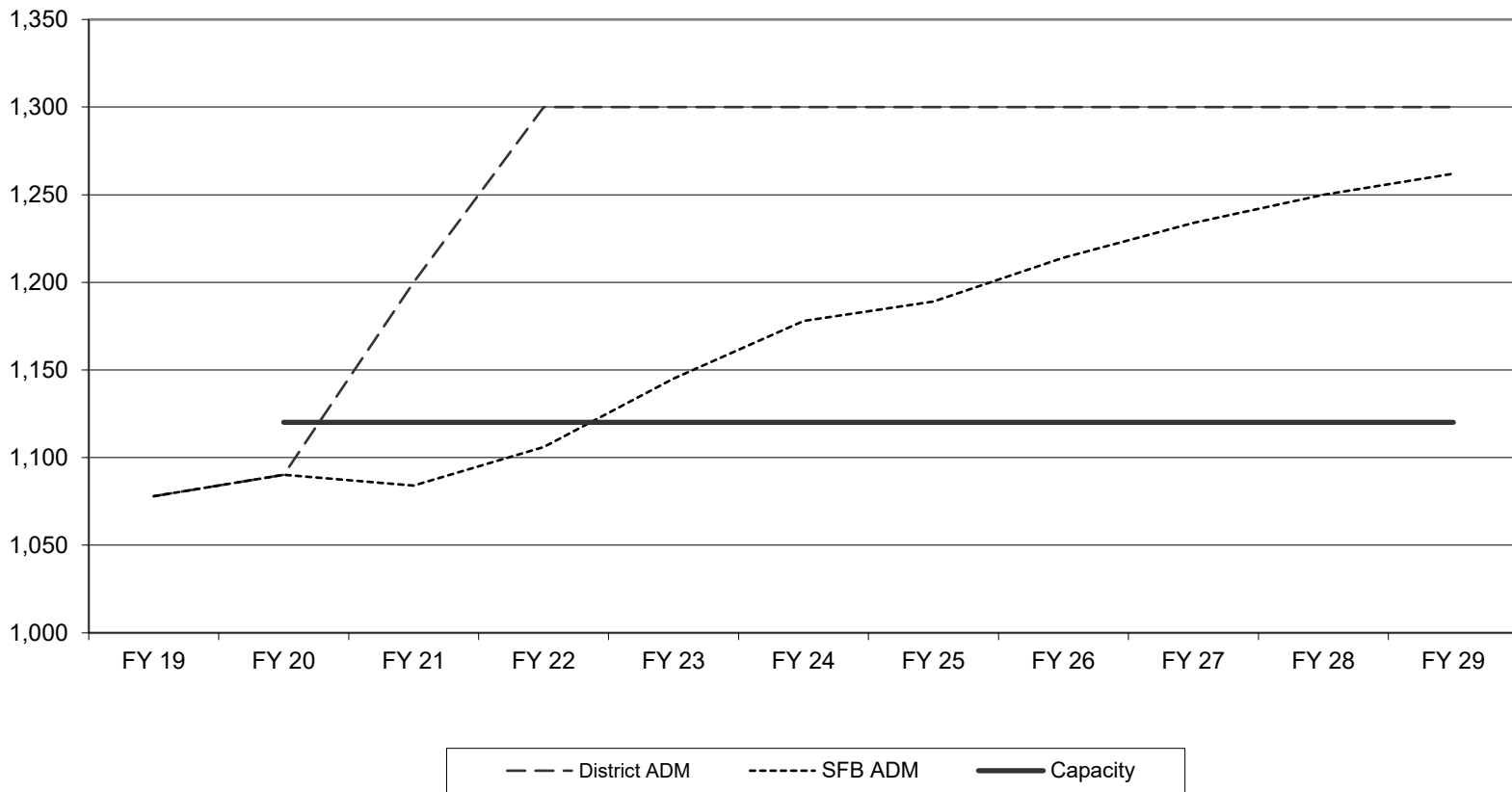




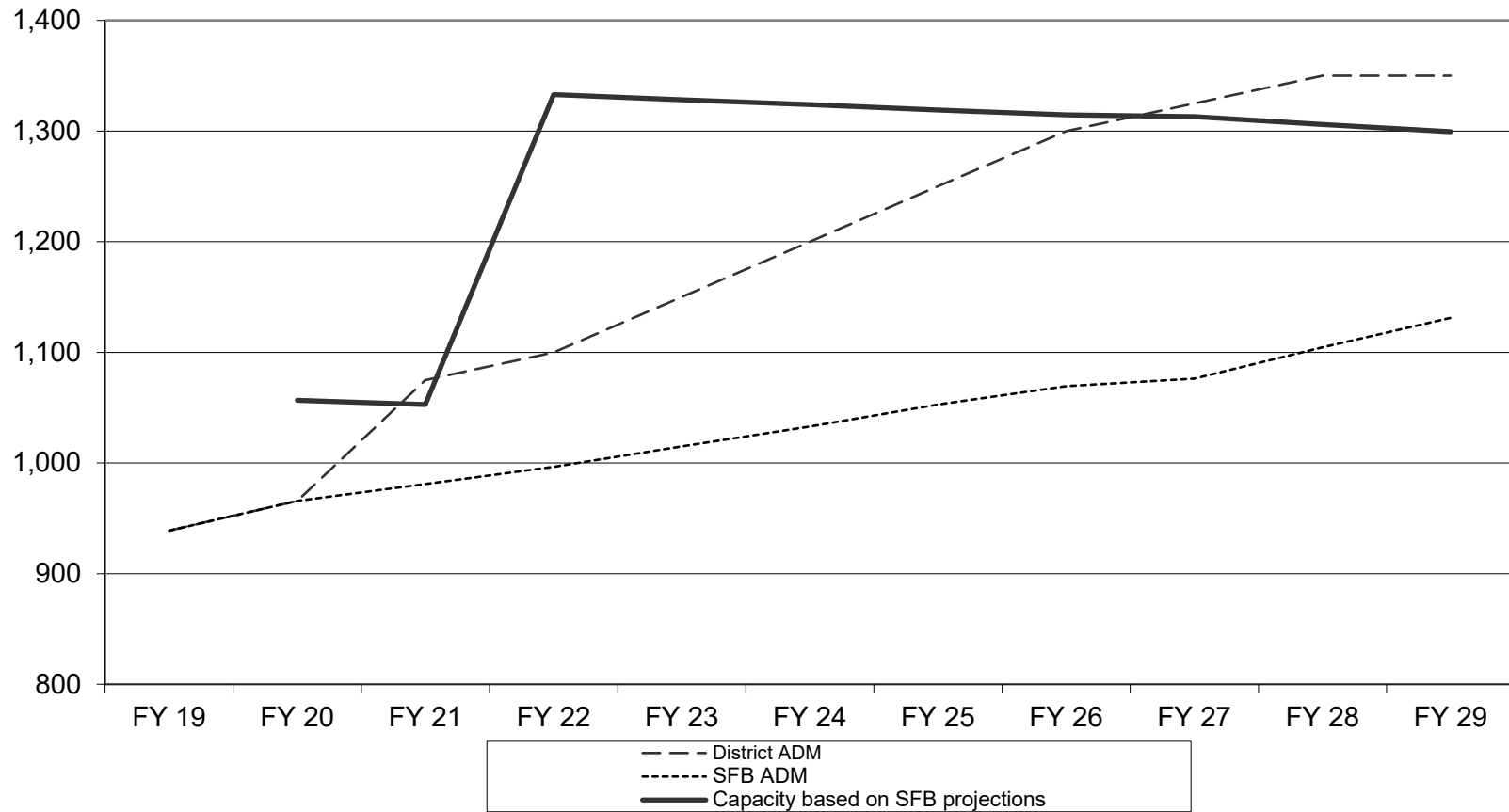
(1) As adjusted by SFB staff in FY 20 and updated by ASU Research team in FY 21. Projections are:

FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
0	0	76	30	30	30	35	35	35	271

K-6 Graph  
Tanque Verde Unified District

[illegible]

7-12 Graph  
Tanque Verde Unified District



7-12	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
District ADM	939	966	1,075	1,100	1,150	1,200	1,250	1,300	1,325	1,350	1,350
SFB ADM	939	966	981	996	1,015	1,033	1,053	1,069	1,076	1,105	1,131
Capacity based on SFB projections		1,057	1,053	1,333	1,328	1,324	1,319	1,315	1,313	1,306	1,299

# S C H O O L   F A C I L I T I E S   B O A R D

## 2021 New Construction Analysis Tanque Verde Unified District CTD – 100213 (K-6)

### District New Construction Request

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
	K-6 for 150 students (003N)						

**Staff Notes Regarding District's Request:** Project 003N was held for consideration last year for 87 students to open in FY 23. Land acquisition is required.

### Staff Recommendation for December 15, 2020

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
		Approve K-6 for 94 students (003N)					

**Note:** The actual capacity of a 94-student K-6 school would be 106 students.



**New Construction Analysis  
Tanque Verde Unified District  
K - 6**

<b>K-6</b>	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Existing Capacity (1)	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120
<b>Total Student Capacity</b>	<b>1,120</b>	<b>1,120</b>	<b>1,120</b>	<b>1,120</b>	<b>1,120</b>	<b>1,120</b>	<b>1,120</b>	<b>1,120</b>	<b>1,120</b>	<b>1,120</b>

<b>District's ADM Projections</b>	<b>1,090</b>	<b>1,200</b>	<b>1,300</b>	<b>1,300</b>	<b>1,300</b>	<b>1,300</b>	<b>1,300</b>	<b>1,300</b>	<b>1,300</b>	<b>1,300</b>
ADM Growth Rate	1.1%	10.1%	8.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Number of Students for which new space is required (2)		80	180	180	180	180	180	180	180	180

<b>SFB Recommended ADM Projections</b>	<b>1,090</b>	<b>1,084</b>	<b>1,106</b>	<b>1,145</b>	<b>1,178</b>	<b>1,189</b>	<b>1,214</b>	<b>1,234</b>	<b>1,250</b>	<b>1,262</b>
ADM Growth Rate	1.1%	-0.6%	2.0%	3.5%	2.9%	0.9%	2.1%	1.6%	1.3%	1.0%
Number of Students for which new space is required (2)		(36)	(14)	25	58	69	94	114	130	142

(1) See Square Footage and Capacity by School page.

(2) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2020 STAFF RECOMMENDATION**

The staff recommendation is to approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Cost per SF	Approval Total	Actual Capacity
003 - New school	K-6	94	90	8,460	\$164.36	\$1,390,486	106

**New Construction Analysis  
Tanque Verde Unified District  
7-12**

<b>7-12</b>	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Existing Capacity (1)	755	755	755	755	755	755	755	755	755	755
SFB-approved 002N (1)	-	-	284	284	284	284	284	284	284	284
District-funded Capacity (2)	302	298	294	290	285	280	276	274	267	260
<b>Total Student Capacity</b>	<b>1,057</b>	<b>1,053</b>	<b>1,333</b>	<b>1,328</b>	<b>1,324</b>	<b>1,319</b>	<b>1,315</b>	<b>1,313</b>	<b>1,306</b>	<b>1,299</b>

<b><i>District's ADM Projections</i></b>	<b>966</b>	<b>1,075</b>	<b>1,100</b>	<b>1,150</b>	<b>1,200</b>	<b>1,250</b>	<b>1,300</b>	<b>1,325</b>	<b>1,350</b>	<b>1,350</b>
ADM Growth Rate	2.9%	11.3%	2.3%	4.5%	4.3%	4.2%	4.0%	1.9%	1.9%	0.0%
Number of Students for which new space is required (3)		22	(233)	(178)	(124)	(69)	(15)	12	44	51

<b><i>SFB Recommended ADM Projections</i></b>	<b>966</b>	<b>981</b>	<b>996</b>	<b>1,015</b>	<b>1,033</b>	<b>1,053</b>	<b>1,069</b>	<b>1,076</b>	<b>1,105</b>	<b>1,131</b>
ADM Growth Rate	2.9%	1.6%	1.6%	1.9%	1.8%	1.9%	1.6%	0.6%	2.6%	2.4%
Number of Students for which new space is required (3)		(72)	(336)	(313)	(291)	(266)	(245)	(237)	(201)	(168)

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 15-2011 E.6. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2020 STAFF RECOMMENDATION**

For information only.

ADM Projections  
Tanque Verde Unified District

12/13/2020

<b>District Provided ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 6	1,078	1,090	1,200	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
% change		1.1%	10.1%	8.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
7 - 12	939	966	1,075	1,100	1,150	1,200	1,250	1,300	1,325	1,350	1,350
% change		2.9%	11.3%	2.3%	4.5%	4.3%	4.2%	4.0%	1.9%	1.9%	0.0%
Total	2,017	2,056	2,275	2,400	2,450	2,500	2,550	2,600	2,625	2,650	2,650
% change		1.9%	10.7%	5.5%	2.1%	2.0%	2.0%	2.0%	1.0%	1.0%	0.0%

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<b>SFB ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 6	1,078	1,090	1,084	1,106	1,145	1,178	1,189	1,214	1,234	1,250	1,262
% change		1.1%	-0.6%	2.0%	3.5%	2.9%	0.9%	2.1%	1.6%	1.3%	1.0%
7 - 12	939	966	981	996	1,015	1,033	1,053	1,069	1,076	1,105	1,131
% change		2.9%	1.6%	1.6%	1.9%	1.8%	1.9%	1.6%	0.6%	2.6%	2.4%
Total	2,017	2,056	2,065	2,102	2,160	2,211	2,242	2,283	2,310	2,355	2,393
% change		1.9%	0.4%	1.8%	2.7%	2.4%	1.4%	1.9%	1.2%	1.9%	1.6%

Assumptions:

FY 19 and FY 20 are actual based on information received from ADE. FY 21 through FY 29 based on cohort survival and residential development.

<b>SFB ADM Forecast - Last Year</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 6	1,078	1,091	1,103	1,120	1,134	1,170	1,180	1,207	1,226	1,248	1,261
% change		1.2%	1.1%	1.5%	1.3%	3.2%	0.8%	2.3%	1.6%	1.7%	1.1%
7 - 12	939	964	1,002	1,045	1,085	1,109	1,168	1,213	1,254	1,296	1,313
% change		2.7%	3.9%	4.3%	3.8%	2.3%	5.2%	3.9%	3.4%	3.3%	1.4%
Total	2,017	2,055	2,106	2,165	2,218	2,279	2,347	2,419	2,480	2,543	2,575
% change		1.9%	2.5%	2.8%	2.5%	2.8%	3.0%	3.1%	2.5%	2.5%	1.2%

ADM History  
Tanque Verde Unified District

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	5-Year Average
<b>K - 6</b>	1,062	1,059	1,090	1,111	1,078	1,090	
<b>% change</b>		-0.2%	2.9%	1.9%	-3.0%	1.1%	0.5%
<b>7 - 12</b>	934	942	944	921	939	966	
<b>% change</b>		0.9%	0.3%	-2.5%	2.0%	2.9%	0.7%
<b>Total</b>	1,996	2,001	2,035	2,031	2,017	2,056	
<b>% change</b>		0.3%	1.7%	-0.2%	-0.7%	1.9%	0.6%

Square Footage and Capacity by School  
Tanque Verde Unified District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Tanque Verde Elementary School	54,703	2,100	52,603	-	52,603	85	619
District-funded building 1011 and 1012 (2)	3,540	3,540	-	NA	-	80	-
Agua Caliente School	42,609	-	42,609	-	42,609	85	501
District-funded building 1011 (2)	1,368	1,368	-	NA	-	80	-
<b>Total K-6</b>	<b>102,220</b>	<b>7,008</b>	<b>95,212</b>	<b>-</b>	<b>95,212</b>		<b>1,120</b>
Tanque Verde High School (formerly Emily Gray Junior High School)	70,135	-	70,135	2,242	67,893	119.7	567
District-funded building 1011 (2)	3,090	3,090	-	NA	-	111.3	-
SFB-approved project 001N	20,859	-	20,859	NA	20,859	111.3	187
District-funded addition to 001N (2)	110	110	-	NA	-	111.3	-
District-funded new Emily Gray Junior High (2)	57,124	24,527	32,597	NA	32,597	108	302
SFB-approved project 002N	30,675	-	30,675	NA	30,675	108	284
<b>Total 7-12</b>	<b>181,993</b>	<b>27,727</b>	<b>154,266</b>	<b>2,242</b>	<b>152,024</b>		<b>1,341</b>

(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 15-2011 depending on the type of square footage.

(2) See Local Funds page.

Note: SFB-funded schools are not adjusted for interior corridors.

Local Funds Report  
Tanque Verde Unified District

12/13/2020

K-6 Square Footage	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Tanque Verde Elementary bldg 1011	2,100									
Agua Caliente bldg 1011	1,368									
Tanque Verde Elementary bldg 1012 (FY 11)	1,440									
Cumulative Total	4,908	4,908	4,908	4,908	4,908	4,908	4,908	4,908	4,908	4,908
ADM Projections	1,090	1,084	1,106	1,145	1,178	1,189	1,214	1,234	1,250	1,262
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	21,804	21,680	22,120	22,900	23,560	23,780	24,280	24,680	25,000	25,240
Square Footage to be built in excess of 25% threshold (1)	0	0	0	0	0	0	0	0	0	0
Capacity of excess square footage	0	0	0	0	0	0	0	0	0	0

7-12 Square Footage	Prior FY 13	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Emily Gray building 1010	1,440									
District-funded addition to 001N	110									
Renovation of Lew Sorensen into Emily Gray JH	57,124									
Cumulative Total	58,674	58,674	58,674	58,674	58,674	58,674	58,674	58,674	58,674	58,674
ADM Projections	966	981	996	1015	1033	1053	1069	1076	1105	1131
x Minimum adequacy factor	108	108	108	108	108	108	108	108	108	108
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	26,077	26,485	26,905	27,405	27,888	28,423	28,876	29,055	29,823	30,541
Square Footage to be built in excess of 25% threshold (1)	32,597	32,189	31,769	31,269	30,786	30,251	29,798	29,619	28,851	28,133
Capacity of excess square footage	302	298	294	290	285	280	276	274	267	260

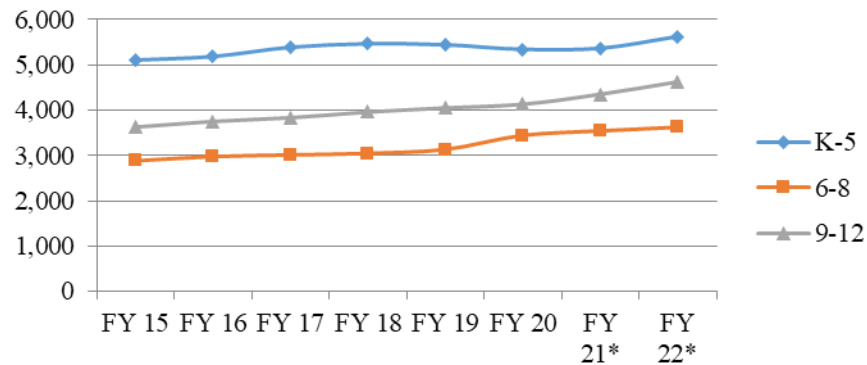
(1) per A.R.S. 15-2011 E.6.

## Vail Unified School District

### District Overview

The district is located a short distance southeast of Tucson in Pima County. It covers approximately 425 square miles, bisected by Interstate 10. The Vail School District started in 1903 to serve a ranching and mining community. For most of its history of over 100 years, enrollment was about 40 students. In 1980 *IBM* announced it was opening a plant in Tucson. The coming of IBM kicked off a growth spurt in Southeast Tucson and Vail. By 1990 student enrollment in VSD had reached 1,000 students. In the early 90's growth really took off. The IBM facility was transformed into the top-ranked University of Arizona Science and Technology Park. Anchored by Raytheon and IBM, the Park became a vibrant employment center. The Park, Davis-Monthan Airbase, and other employment centers resulted in a major housing boom in Vail in the 2000's. The district has two preschools, eight elementary schools (K-5), five middle schools (6-8), one K-8 school, six high schools, and two K-12 schools. The district is in the process of adding previously-approved K-5 square footage to its existing schools.

### District ADM Chart



\*FY 21 and FY 22: ADM projections

Note: FY15 - FY16 ADM includes that of district-sponsored charter schools at the time.

### District Outlook

At the peak of the housing market in 2005 and 2006, an average of nearly 2,000 permits were issued in the district each year and ADM was growing at an annualized rate of 12.2% between FY 05 and FY 08. The growth has since slowed down but continued.

See report from Arizona State University's Center for Organization Research and Design for more information.

## Vail Unified School District Outlook

### District Outlook

The Vail School District is primarily dependent on economic activity in portions of Corona de Tucson, the City of Tucson and Rincon Valley. As a result, it is economic strength in these areas that brings new rooftops—and students—into the Vail School District footprint.

Within Vail proper, there is room for community development, as much of the land in the area is residentially zoned. The average home price in Vail is \$320,000,<sup>1</sup> compared to \$260,000 in Tucson<sup>2</sup> or \$394,000 in Rincon Valley,<sup>3</sup> suggesting that homes in the area cater to an upper middle-class demographic. Thousands of new homes, and commercial retail space to support them, are currently under construction as the result of a series of new master-planned communities, such as those in the Camino Loma Alta corridor,<sup>4</sup> as well as the 558-home first phase of Rocking K Ranch near Saguaro National Park East, which includes a new school in the district but no commercial or multifamily properties.<sup>5</sup> The first homes in Rocking K Ranch are expected to be completed and placed on the market in 2021.<sup>6</sup>

Despite its primarily residential character, the median household income in Vail is high—\$85,927, more than \$32,000 higher than the county median—matching its profile as a bedroom community of Tucson.<sup>7</sup> The well-regarded school district is one of the top draws.

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<sup>1</sup> Redfin. (n.d.). *Vail housing market*. Retrieved December 10, 2020 from <https://www.redfin.com/city/26454/AZ/Vail/housing-market>

<sup>2</sup> Redfin. (n.d.). *Tucson housing market*. Retrieved December 10, 2020 from <https://www.redfin.com/city/19459/AZ/Tucson/housing-market>

<sup>3</sup> Redfin. (n.d.). *Rincon Valley housing market*. Retrieved December 10, 2020 from <https://www.redfin.com/city/34412/AZ/Rincon-Valley/housing-market>

<sup>4</sup> Davis, T. (2019, March 13). Mercado del Lago shopping center, new homes coming to Vail. *KGUN-TV*. <https://www.kgun9.com/news/local-news/mercado-del-lago-shopping-center-new-homes-coming-to-vail>

<sup>5</sup> Rico, G. (2019, August 16). Home building to begin at Rocking K Ranch near Saguaro National Park East. *Arizona Daily Star*. [https://tucson.com/business/home-building-to-begin-at-rocking-k-ranch-near-saguaro-national-park-east/article\\_5e71570d-27db-5308-ac39-c0a118066c49.html](https://tucson.com/business/home-building-to-begin-at-rocking-k-ranch-near-saguaro-national-park-east/article_5e71570d-27db-5308-ac39-c0a118066c49.html)

<sup>6</sup> Rico, G. (2020, November 23). Rocking K Ranch homes in southeast Tucson expected to be up for sale in 2021." *Arizona Daily Star*. [https://tucson.com/business/rocking-k-ranch-homes-in-southeast-tucson-expected-to-be-up-for-sale-in-2021/article\\_31302bd4-2e38-5494-95e8-639b5dbcc586.html](https://tucson.com/business/rocking-k-ranch-homes-in-southeast-tucson-expected-to-be-up-for-sale-in-2021/article_31302bd4-2e38-5494-95e8-639b5dbcc586.html)

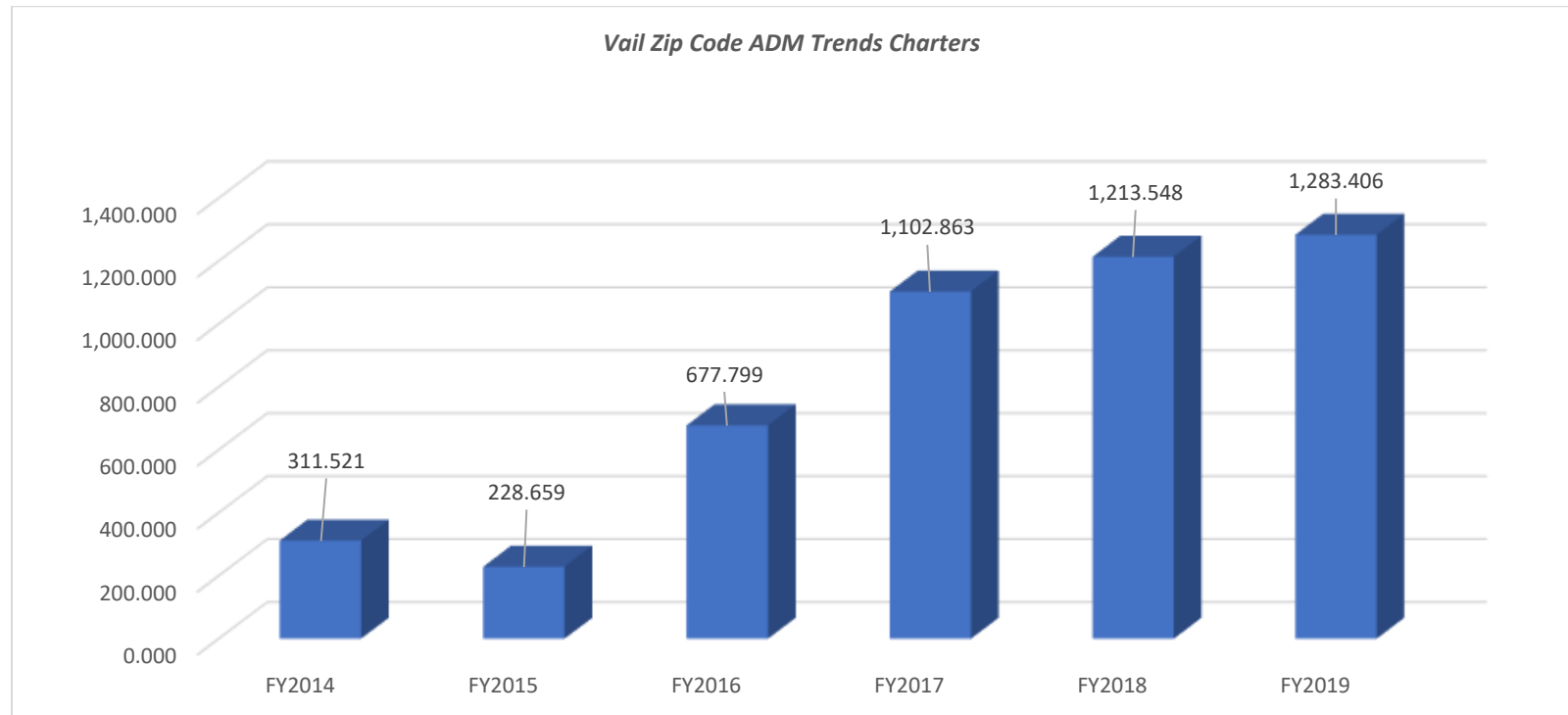
<sup>7</sup> United States Census Bureau. (2019). *QuickFacts, Vail CDP, Arizona*. <https://www.census.gov/quickfacts/fact/table/vailcdparizona/PST120219>

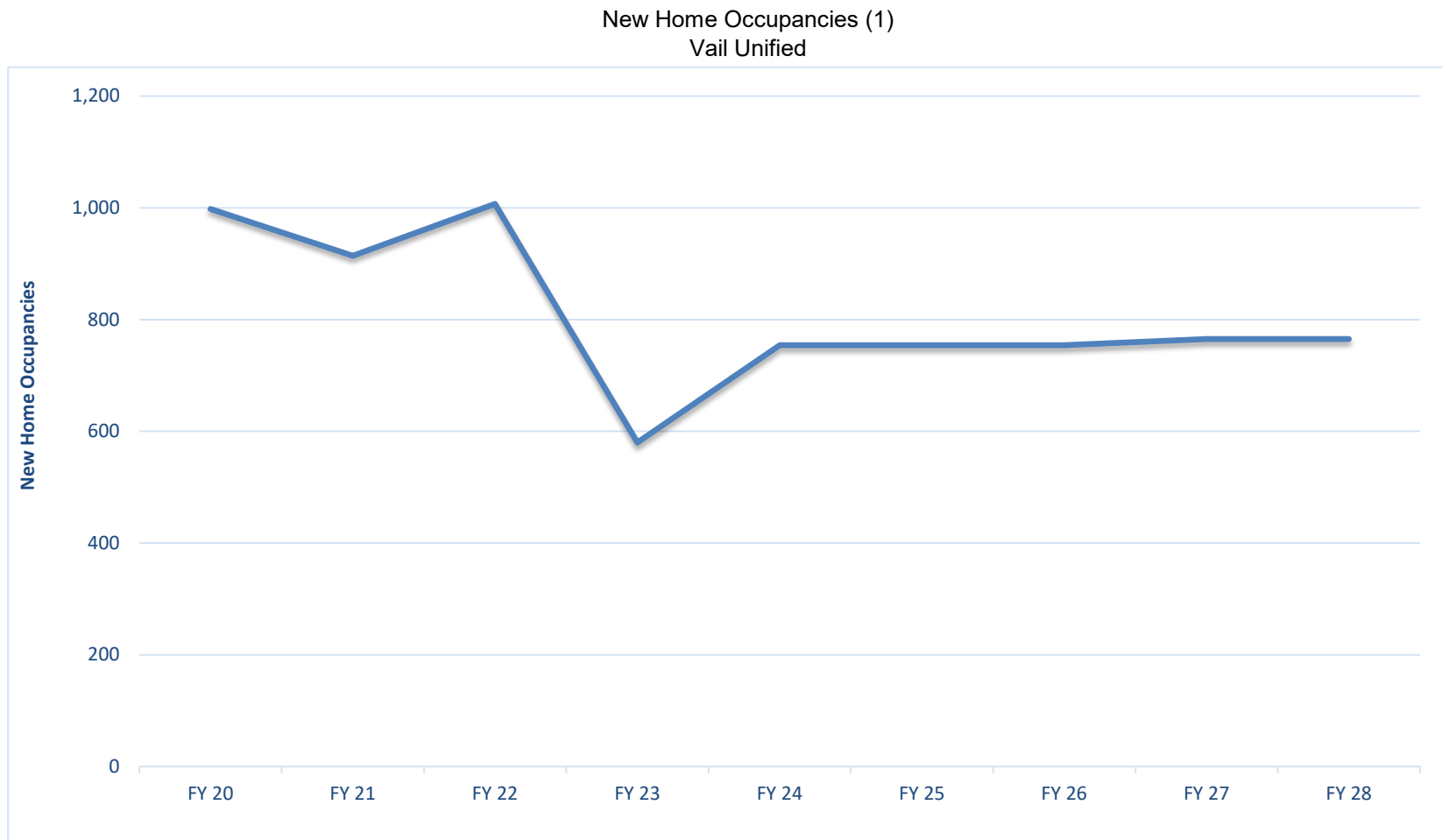


### Charter Sector Overview

Charter growth has risen in pace with district growth in Vail Unified since 2016. One charter failed in Vail's area in FY 2015. Another charter moved in and growth at the remaining 2 charters is consistent with the district's growth (relatively flat).

Name	Location	Opened	ASBCS Financial Standing	ADM					
				FY14	FY15	FY16	FY17	FY18	FY19
<b>Visions Unlimited Academy, Inc.</b>	Benson, 85602	2011	Closed EOY 2015	35.205	43.396	Closed EOY 2015	Closed EOY 2015	Closed EOY 2015	Closed EOY 2015
<b>Arizona Community Development Raena Jones La Paloma Academies</b>	Tucson, 85730	2003	Meets in Good Standing	276.316	185.263	196.05	207.725	184.171	220.029
<b>Leman East Tucson</b>	Tucson, 85730	2018	Meets in Good Standing	0.000	0.000	481.749	895.138	1,029.377	1,063.38

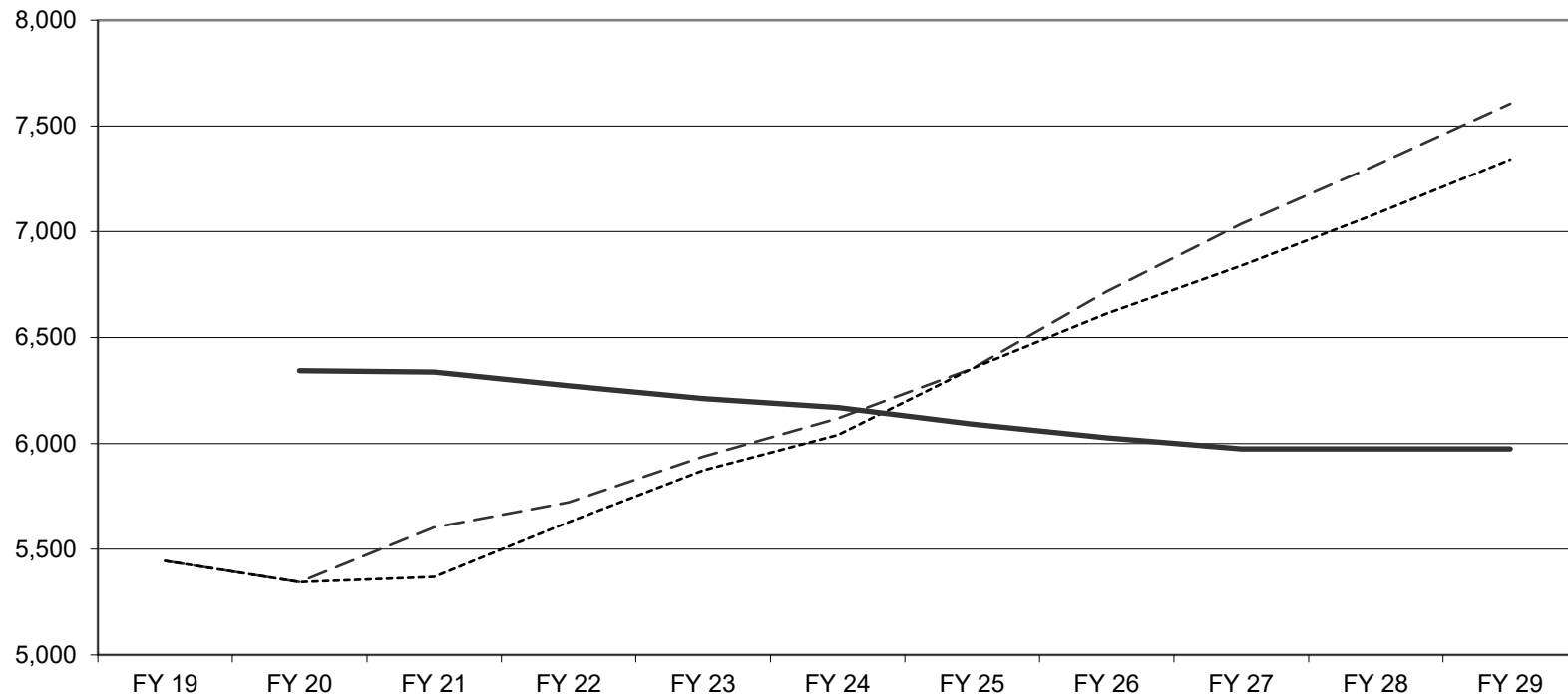




(1) As adjusted by SFB staff in FY 20 and updated by ASU Research team in FY 21. Projections are:

FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
998	914	1,007	580	754	754	754	765	765	7,291

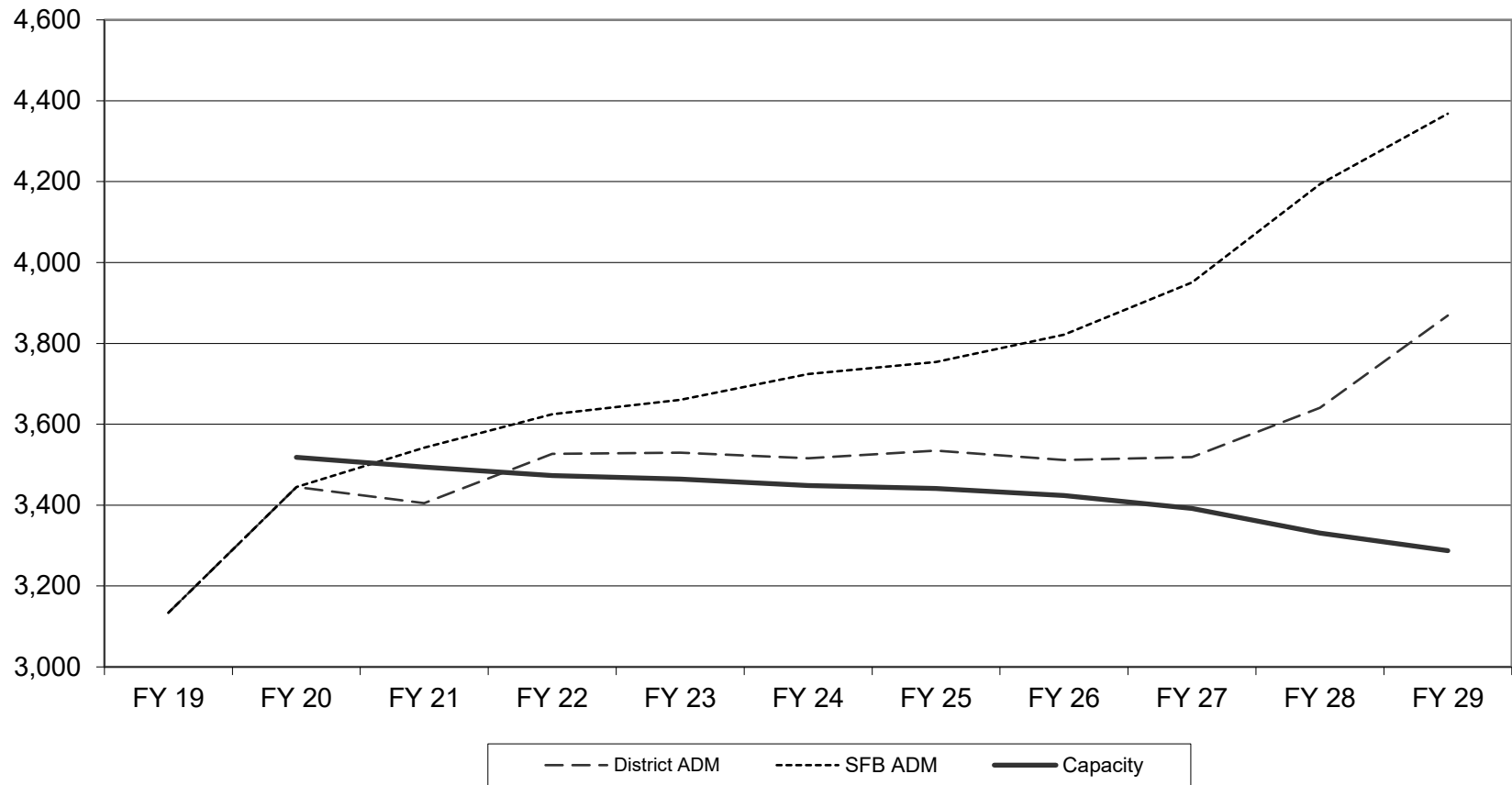
K-5 Graph  
Vail Unified



--- District ADM      ..... SFB ADM      — Capacity

K-5	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
District ADM	5,444	5,345	5,602	5,722	5,938	6,118	6,353	6,717	7,037	7,314	7,605
SFB ADM	5,444	5,345	5,368	5,628	5,873	6,040	6,354	6,613	6,839	7,084	7,342
Capacity		6,343	6,338	6,273	6,211	6,170	6,091	6,026	5,974	5,974	5,974

6-8 Graph  
Vail Unified



6-8	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
District ADM	3,134	3,445	3,405	3,527	3,530	3,516	3,535	3,512	3,519	3,641	3,869
SFB ADM	3,134	3,445	3,542	3,625	3,660	3,724	3,754	3,822	3,951	4,194	4,368
Capacity		3,518	3,494	3,473	3,464	3,448	3,441	3,424	3,392	3,331	3,287



# S C H O O L   F A C I L I T I E S   B O A R D

## 2021 New Construction Analysis Vail Unified District CTD – 100220 (6-8)

### District New Construction Request

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
		6-8 for 650 students (021N)					

**Staff Notes Regarding District's Request:** Project 021N was held for consideration last year for 650 students to open in FY 23. Site acquisition required.

### Staff Recommendation for December 15, 2020

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
6-8 for 650 students (021N)							

**Note:** The actual capacity of a 650-student 6-8 school in this district would be 785 students.

**New Construction Analysis**  
**Vail Unified District**  
**6 - 8**

<b>6-8</b>	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Existing Capacity (1)	3,021	3,021	3,021	3,021	3,021	3,021	3,021	3,021	3,021	3,021
District-funded Capacity (2)	497	473	452	443	427	420	403	371	310	266
<b>Total Student Capacity</b>	<b>3,518</b>	<b>3,494</b>	<b>3,473</b>	<b>3,464</b>	<b>3,448</b>	<b>3,441</b>	<b>3,424</b>	<b>3,392</b>	<b>3,331</b>	<b>3,287</b>

<b>District's ADM Projections</b>	<b>3,445</b>	<b>3,405</b>	<b>3,527</b>	<b>3,530</b>	<b>3,516</b>	<b>3,535</b>	<b>3,512</b>	<b>3,519</b>	<b>3,641</b>	<b>3,869</b>
ADM Growth Rate	9.9%	-1.2%	3.6%	0.1%	-0.4%	0.5%	-0.7%	0.2%	3.5%	6.3%
Number of Students for which new space is required (3)		(89)	54	66	68	94	88	127	310	582

<b>SFB Recommended ADM Projections</b>	<b>3,445</b>	<b>3,542</b>	<b>3,625</b>	<b>3,660</b>	<b>3,724</b>	<b>3,754</b>	<b>3,822</b>	<b>3,951</b>	<b>4,194</b>	<b>4,368</b>
ADM Growth Rate	9.9%	2.8%	2.3%	1.0%	1.8%	0.8%	1.8%	3.4%	6.1%	4.2%
Number of Students for which new space is required (3)		48	152	196	276	313	398	559	862	1,081

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 15-2011 E.6. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2020 STAFF RECOMMENDATION**

The staff recommendation is to approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Cost per SF	Approval Total	Actual Capacity
New school - 021N	6-8	650	96.67	62,836	\$170.45	\$10,710,396	785



ADM Projections  
Vail Unified District

12/13/2020

<b>District Provided ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 5	5,444	5,345	5,602	5,722	5,938	6,118	6,353	6,717	7,037	7,314	7,605
% change		-1.8%	4.8%	2.1%	3.8%	3.0%	3.8%	5.7%	4.8%	3.9%	4.0%
6 - 8	3,134	3,445	3,405	3,527	3,530	3,516	3,535	3,512	3,519	3,641	3,869
% change		9.9%	-1.2%	3.6%	0.1%	-0.4%	0.5%	-0.7%	0.2%	3.5%	6.3%
9 - 12	4,049	4,131	4,132	4,370	4,490	4,735	4,899	4,992	5,064	5,029	4,977
% change		2.0%	0.0%	5.8%	2.7%	5.5%	3.5%	1.9%	1.4%	-0.7%	-1.0%
Total	12,627	12,920	13,139	13,619	13,958	14,369	14,787	15,221	15,620	15,984	16,451
% change		2.3%	1.7%	3.7%	2.5%	2.9%	2.9%	2.9%	2.6%	2.3%	2.9%

<b>SFB ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 5	5,444	5,345	5,368	5,628	5,873	6,040	6,354	6,613	6,839	7,084	7,342
% change		-1.8%	0.4%	4.8%	4.3%	2.8%	5.2%	4.1%	3.4%	3.6%	3.6%
6 - 8	3,134	3,445	3,542	3,625	3,660	3,724	3,754	3,822	3,951	4,194	4,368
% change		9.9%	2.8%	2.3%	1.0%	1.8%	0.8%	1.8%	3.4%	6.1%	4.2%
9 - 12	4,049	4,131	4,352	4,628	5,059	5,344	5,495	5,626	5,662	5,683	5,829
% change		2.0%	5.3%	6.3%	9.3%	5.6%	2.8%	2.4%	0.6%	0.4%	2.6%
Total	12,627	12,920	13,262	13,881	14,592	15,108	15,603	16,061	16,451	16,961	17,539
% change		2.3%	2.6%	4.7%	5.1%	3.5%	3.3%	2.9%	2.4%	3.1%	3.4%

Assumptions:

FY 19 and FY 20 are actual based on information received from ADE. FY 21 through FY 29 based on cohort survival and residential development.

<b>SFB ADM Forecast - Last Year</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
K - 5	5,444	5,451	5,553	5,675	5,785	5,928	6,170	6,286	6,389	6,479	6,551
% change		0.1%	1.9%	2.2%	1.9%	2.5%	4.1%	1.9%	1.6%	1.4%	1.1%
6 - 8	3,134	3,459	3,543	3,561	3,651	3,751	3,755	3,857	3,992	4,215	4,302
% change		10.4%	2.4%	0.5%	2.5%	2.7%	0.1%	2.7%	3.5%	5.6%	2.1%
9 - 12	4,049	4,162	4,591	4,688	4,894	5,061	5,110	5,279	5,377	5,434	5,624
% change		2.8%	10.3%	2.1%	4.4%	3.4%	1.0%	3.3%	1.9%	1.1%	3.5%
Total	12,627	13,073	13,687	13,924	14,331	14,740	15,036	15,421	15,758	16,128	16,477
% change		3.5%	4.7%	1.7%	2.9%	2.9%	2.0%	2.6%	2.2%	2.3%	2.2%

ADM History  
Vail Unified District

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	5-Year Average
<b>K - 5</b>	5,108	5,186	5,390	5,467	5,444	5,345	
<b>% change</b>		1.5%	3.9%	1.4%	-0.4%	-1.8%	0.9%
<b>6 - 8</b>	2,883	2,978	3,013	3,046	3,134	3,445	
<b>% change</b>		3.3%	1.2%	1.1%	2.9%	9.9%	3.6%
<b>9 - 12</b>	3,627	3,753	3,833	3,959	4,049	4,131	
<b>% change</b>		3.4%	2.1%	3.3%	2.3%	2.0%	2.6%
<b>Total</b>	11,618	11,916	12,235	12,473	12,627	12,920	
<b>% change</b>		2.6%	2.7%	1.9%	1.2%	2.3%	2.1%

Square Footage and Capacity by School  
Vail Unified District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
VSD Community Services	12,434	12,434	0	0	0	85	0
Civano K-8 (K-5 portion only)	6,147	6,147	0	NA	0	80	0
Vail Academy and High School (K-5 portion only)	14,993	14,993	0	NA	0	80	0
Acacia Elementary School	55,719	1,800	53,919	4,071	49,848	85	586
Desert Willow Elementary School	66,873	0	66,873	4,983	61,890	85	728
Mesquite Elementary (2)	55,265	0	55,265	3,455	51,810	85	610
Vail Inclusive Preschool (formerly Pantano Alternative School)	4,950	4,950	0	0	0	94	0
SFB-funded Cottonwood Elementary	63,999	9,999	54,000	NA	54,000	80	675
SFB-funded Sycamore Elementary (excluding bldg 1008) (3)	67,705	13,705	54,000	NA	54,000	80	675
SFB-funded Sycamore Elementary (bldg 1008) (4)	7,428	7,428	0	NA	0	80	0
SFB-funded Ocotillo Ridge	57,067	3,067	54,000	NA	54,000	80	675
SFB-funded Senita Valley (excluding bldgs 1003 and 1004)	35,225	3,532	31,693	NA	31,693	80	396
SFB-funded Senita Valley bldgs 1003 and 1004 (K-5 portion) (5)	22,307	0	22,307	NA	22,307	80	279
Copper Ridge (11)	58,011	42,617	15,394	NA	15,394	80	192
Vail Innovation Center (K-5 portion) (11)	3,670	0	3,670	NA	3,670	80	46
District-funded Mica Mountain Preschool (FY 20)	9,295	0	9,304	NA	9,304	80	116
District-funded Site Resident at Mica Mountain Preschool (FY 20)	1,193	0	1,193	NA	1,193	80	15
SFB-approved 019N (addition to Mica Mountain Preschool) (FY 20)	5,657	0	5,657	NA	5,657	80	71
SFB-approved 020N	54,000	0	54,000	NA	54,000	80	675
SFB-approved 023N	48,343	0	48,343	NA	48,343	80	604
<b>Total K-5</b>	<b>650,280</b>	<b>120,672</b>	<b>529,618</b>	<b>12,509</b>	<b>517,109</b>		<b>6,344</b>
Old Vail Middle School (6)	77,634	0	77,634	5,621	72,013	95	758
District-funded addition to Old Vail bldg. 1017 (FY 20)	3,807	0	3,807	NA	3,807	80	48
Buildings 1015 and 1016 at Old Vail Middle School (7)	10,390	0	10,390	NA	10,390	82.7	126
Building 1012 at Mesquite Elementary	2,128	0	2,128	0	2,128	95	22
Civano K-8 (6-8 portion only)	3,353	1,059	2,294	NA	2,294	80	29
Vail Academy and High School (6-8 portion only)	8,178	0	8,178	NA	8,178	80	102
SFB-funded Desert Sky Middle School (8)	76,981	22,416	54,565	NA	54,565	82.7	660
SFB-funded Corona Foothills (9)	65,290	0	65,290	NA	65,290	80	816
SFB-funded Sycamore Elementary (bldg 1008) (4)	4,051	4,051	0	NA	0	80	0
SFB-funded Senita Valley bldgs 1003 and 1004 (6-8 portion) (5)	14,705	14,705	0	NA	0	80	0

Square Footage and Capacity by School  
Vail Unified District

Rincon Vista Middle School (11)	57,248	49,080	8,168	NA	8,168	80	102
SFB-funded Esmond Station (10)	51,136	0	51,136	NA	51,136	80	639
District-funded addition to Esmond Station (1005)	15,321	0	15,321	NA	15,321	80	192
District-funded addition to Esmond Station (1006-1007)	2,624	2,624	0	NA	0	80	0
Vail Innovation Center (6-8 portion) (11)	2,002	0	2,002	NA	2,002	80	25
<b>Total 6-8</b>	<b>394,848</b>	<b>93,936</b>	<b>300,912</b>	<b>5,621</b>	<b>295,291</b>		<b>3,518</b>
SFB-funded Cienega High School (8)	238,515	17,415	221,100	NA	221,100	120	1,843
SFB-funded Empire High (12)	102,608	0	102,608	NA	102,608	94	1,092
District-funded addition to Empire (FY 09)	13,000	13,000	0	NA	0	94	0
District-funded addition to Empire (FY 16)	2,238	2,238	0	NA	0	94	0
Vail Academy and High School (9-12 portion only)	10,904	10,904	0	NA	0	94	0
SFB-funded Andrada Polytechnic High School	65,549	0	65,549	NA	65,549	94	697
District-funded addition to Andrada (FY 13)	13,392	13,392	0	NA	0	94	0
District-funded addition to Andrada (FY 16)	24,000	24,000	0	NA	0	94	0
District-funded addition to Andrada (FY 20)	5,612	5,612	0	NA	0	94	0
SFB-funded Pantano High School	10,326	0	10,326	NA	10,326	94	110
District-funded addition to Pantano	2,110	2,110	0	NA	0	94	0
Vail Innovation Center (9-12 portion)	2,669	2,669	0	NA	0	94	0
SFB-approved 018N Mica Mountain High School (FY 20)	125,000	0	125,000	NA	125,000	94	1330
District-funded addition 018N (FY 20)	43,360	23,146	20,214	NA	20,214	94	215
<b>Total 9-12</b>	<b>659,283</b>	<b>114,486</b>	<b>524,583</b>	<b>0</b>	<b>524,583</b>		<b>5,286</b>

(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 15-2011 depending on the type of square footage.

(2) Does not include building 1012 which serves grades 6-8.

(3) The district added square footage to this school with local funds, but it is excludable (see Local Funds page).

(4) This building is located on Sycamore Elementary's campus and is shared with Corona Foothills Middle School. It serves grades K-8. Square footage is prorated assuming an equal distribution among grade levels. The district funded this building with local funds, and it is entirely excludable (see Local Funds page).

(5) The district added 6-8 square footage to this elementary school with local funds. It is entirely excluded (see Local Funds page.)

(6) Does not include 10,390 SF funded with Deficiency Corrections (bldgs 1015 and 1016).

(7) This additional square footage was approved at the same time as Desert Sky Middle School, but was added to Old Vail Middle School instead of Desert Sky. Funded with Deficiency Corrections.

(8) The district added square footage to this school with Class B Bonds which were approved by voters prior to June 30, 2002. Therefore, the

Square Footage and Capacity by School  
Vail Unified District

additional square footage is excludable and 25% threshold calculation is not applicable.							
(9) This school was originally approved for 62,786 SF. Actual measurements taken by SFB staff in December 2007 indicate that 63,155 SF were actually built (includes 6-8 portion of building 1008 at Sycamore Elementary) within SFB budget. This entire amount counts against the district's capacity.							
(10) Funded by QSCB issue. Does not include 6,186 SF listed under Corona Foothills.							
(11) Square footage of this district-funded facility exceeds excluded space threshold. See Local Funds page for excludable area which varies each year based on ADM.							
(12) This school was originally approved for 100,500 SF. Actual measurements taken by SFB staff in December 2007 indicate that 102,608 SF were actually built within SFB budget. This entire amount counts against the district's capacity.							
Note: SFB-funded schools are not adjusted for interior corridors.							

Local Funds Report  
Vail Unified District

12/13/2020

K-5 Square Footage	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Sycamore bldg 1003 (FY 03) (added with UCO)	11,665									
Sycamore bldg 1008 (FY 03) (added with UCO) (K-5 portion only)	7,428									
Civano K-8 (FY 03) (K-5 portion only)	1,941									
Cottonwood bldg 1007 (FY 05)	2,100									
Vail Inclusive Preschool (formerly Pantano Alternative School)	4,950									
Cottonwood bldg 1008 (FY 07)	2,100									
Ocotillo Ridge bldg 1003 (FY 07)	3,067									
Sycamore bldg 1009 (FY 07)	2,040									
Senita Valley portion of bldg 1001 (FY 08)	3,532									
Cottonwood bldg 1006 (FY 08)	2,500									
Vail Academy and High School (FY 10) (K-5 portion only)	14,993									
VSD Community Services (FY 11)	3,752									
Civano K-8 (FY 11) (K-5 portion only)	2,912									
Civano K-8 (FY 13) (K-5 portion only)	647									
Civano K-8 (FY 16) (K-5 portion only)	647									
Copper Ridge (FY 16)	58,011									
Vail Innovation Center (FY 17) (K-5 portion only)	3,670									
Mica Mountain Preschool (FY 20)	9,295									
Site Resident at Mica Mountain Preschool	1,193									
Cumulative Total	136,442	136,442	#####	136,442	#####	#####	#####	#####	136,442	#####
ADM Projections	5,345	5,368	5,628	5,873	6,040	6,354	6,613	6,839	7,084	7,342
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	106,891	107,368	112,567	117,452	120,797	127,087	132,262	136,778	141,684	146,831
Square Footage to be built in excess of 25% threshold	29,552	29,075	23,875	18,990	15,646	9,355	4,180	0	0	0
Capacity of excess square footage	369	363	298	237	196	117	52	0	0	0

Local Funds Report  
Vail Unified District

12/13/2020

6-8 Square Footage	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Sycamore bldg 1008 (FY 03) (added with UCO) (6-8 portion only)	4,051									
Civano K-8 (FY 03) (6-8 portion only)	1,059									
Senita Valley portion of bldgs 1003 and 1004 (FY 08)	14,705									
Rincon Vista (FY 10)	57,248									
Vail Academy and High School (FY 10) (6-8 portion only)	8,178									
Civano K-8 (FY 11) (6-8 portion only)	1,588									
Civano K-8 (FY 13) (6-8 portion only)	353									
Civano K-8 (FY 16) (6-8 portion only)	353									
Vail Innovation Center (FY 17) (6-8 portion only)	2,002									
Esmond Station (FY 18)	15,321									
Old Vail Middle School (FY 20)	3,807									
Cumulative Total	108,665	108,665	#####	108,665	#####	#####	#####	#####	108,665	#####
ADM Projections	3,445	3,542	3,625	3,660	3,724	3,754	3,822	3,951	4,194	4,368
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	68,896	70,846	72,499	73,203	74,488	75,081	76,436	79,013	83,871	87,363
Square Footage to be built in excess of 25% threshold	39,769	37,819	36,166	35,462	34,177	33,584	32,229	29,652	24,794	21,302
Capacity of excess square footage	497	473	452	443	427	420	403	371	310	266

Local Funds Report  
Vail Unified District

12/13/2020

9-12 Square Footage	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
District Auditorium at Empire High School (FY 09)	13,000									
Vail Academy and High School (FY 10) (9-12 portion only)	10,904									
Andrada Polytechnic High School (FY 13)	13,392									
Pantano High School (FY 13)	2,110									
Empire High School addition (FY 16)	2,238									
Andrada High School addition (FY 16)	24,000									
Vail Innovation Center (FY 17) (9-12 portion only)	2,669									
Andrada Polytechnic High School (FY 20)	5,612									
District-funded addition Mica Mountain HS (FY 20)	43,360									
Cumulative Total	117,285	117,285	#####	117,285	#####	#####	#####	#####	117,285	#####
ADM Projections	4,131	4,352	4,628	5,059	5,344	5,495	5,626	5,662	5,683	5,829
x Minimum adequacy factor	94	94	94	94	94	94	94	94	94	94
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	97,071	102,261	108,754	118,885	125,582	129,135	132,212	133,056	133,557	136,991
Square Footage to be built in excess of 25% threshold	20,214	15,024	8,531	0	0	0	0	0	0	0
Capacity of excess square footage	215	160	91	0	0	0	0	0	0	0

(1) Per A.R.S. 15-2011 E.6.

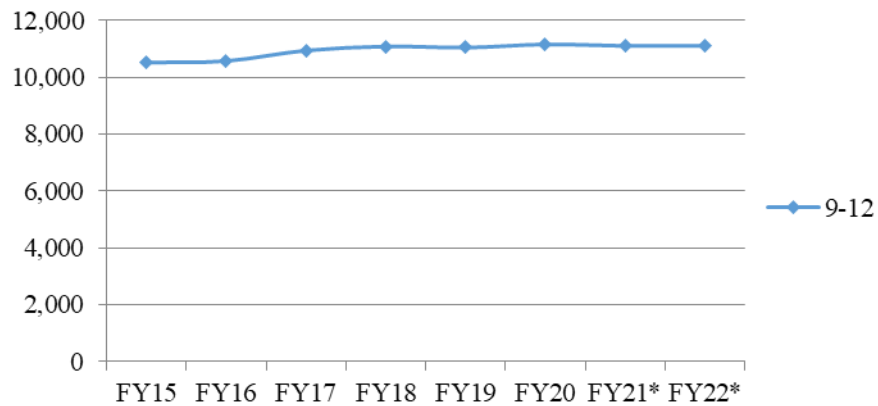


## **Yuma Union High School District**

### **District Overview**

Yuma Union High School District is located in the southern and southwestern parts of Yuma County. Its main population centers are the cities of Yuma, San Luis, and Somerton. The district also covers large parts of unincorporated areas. Currently, the district has six high schools.

### **District ADM History Chart**



\*FY 21 and FY 22: ADM projections

### **District Outlook**

See report from Arizona State University's Center for Organization Research and Design.

## Yuma Union High School District Outlook

### District Outlook

The three main industries in Yuma County where the district reside include agriculture, military, and tourism. The agriculture industry in Yuma County accounts for an annual gross economic return of \$3.2 billion for the state of Arizona and for about 90% of all leafy vegetables grown in the United States.<sup>1</sup> This industry success is due to mild winters, the longest growing season in the country, and the fertility of the soil. There are over 175 different crops grown in Yuma year-round.<sup>2</sup> Another significant industry is military efforts and operations.<sup>3</sup> Yuma is home to the Yuma Proving Ground as well as the Marine Corps Air Station—Yuma which has contributed a total of \$896 million into Yuma’s economy in 2014<sup>4</sup> and continues to be the second largest industry in the county.<sup>5</sup> Lastly, tourism accounts for the third biggest industry in Yuma County.<sup>6</sup> During February, the peak month for tourism, Yuma County can expect around 80,000 visitors.<sup>7</sup> Due to its proximity to the border, tourist spending from Mexican visitors accounts for an estimate of \$2.2 billion<sup>8</sup>—approximately 6% of all taxable sales.<sup>9</sup> While tourism has seen significant declines during the pandemic, it will likely pick up from FY22 on as economic activity returns to normal.

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<sup>1</sup> City of Yuma. (n.d.). *Agritourism*. Retrieved December 11, 2020 from <https://www.visityuma.com/about-yuma/agritourism/>

<sup>2</sup> Yuma County Chamber of Commerce. (n.d.). *Business & Economy*. Retrieved December 10, 2020 from <https://www.yumachamber.org/business-and-economy.html>

<sup>3</sup> Ibid.

<sup>4</sup> Yuma County Chamber of Commerce. (n.d.). *Military & Yuma*. Retrieved December 10, 2020 from <https://www.yumachamber.org/military.html>

<sup>5</sup> Yuma County Chamber of Commerce. (n.d.). *Business & Economy*. Retrieved December 10, 2020 from <https://www.yumachamber.org/business-and-economy.html>

<sup>6</sup> Ibid.

<sup>7</sup> Ibid.

<sup>8</sup> Ibid.

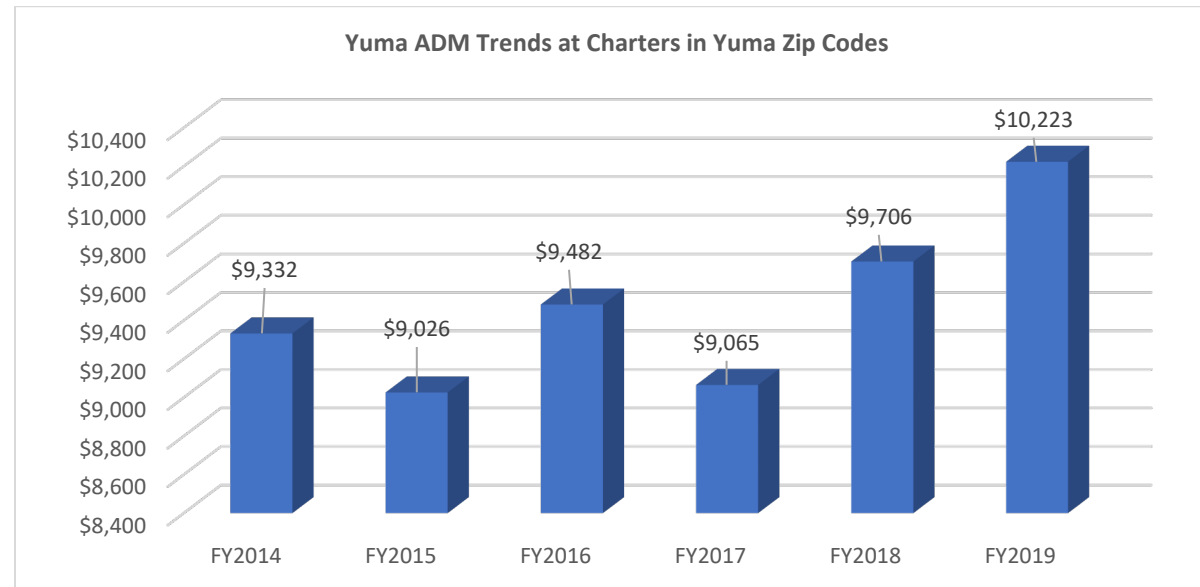
<sup>9</sup> Ibid.

### Charter Sector Overview

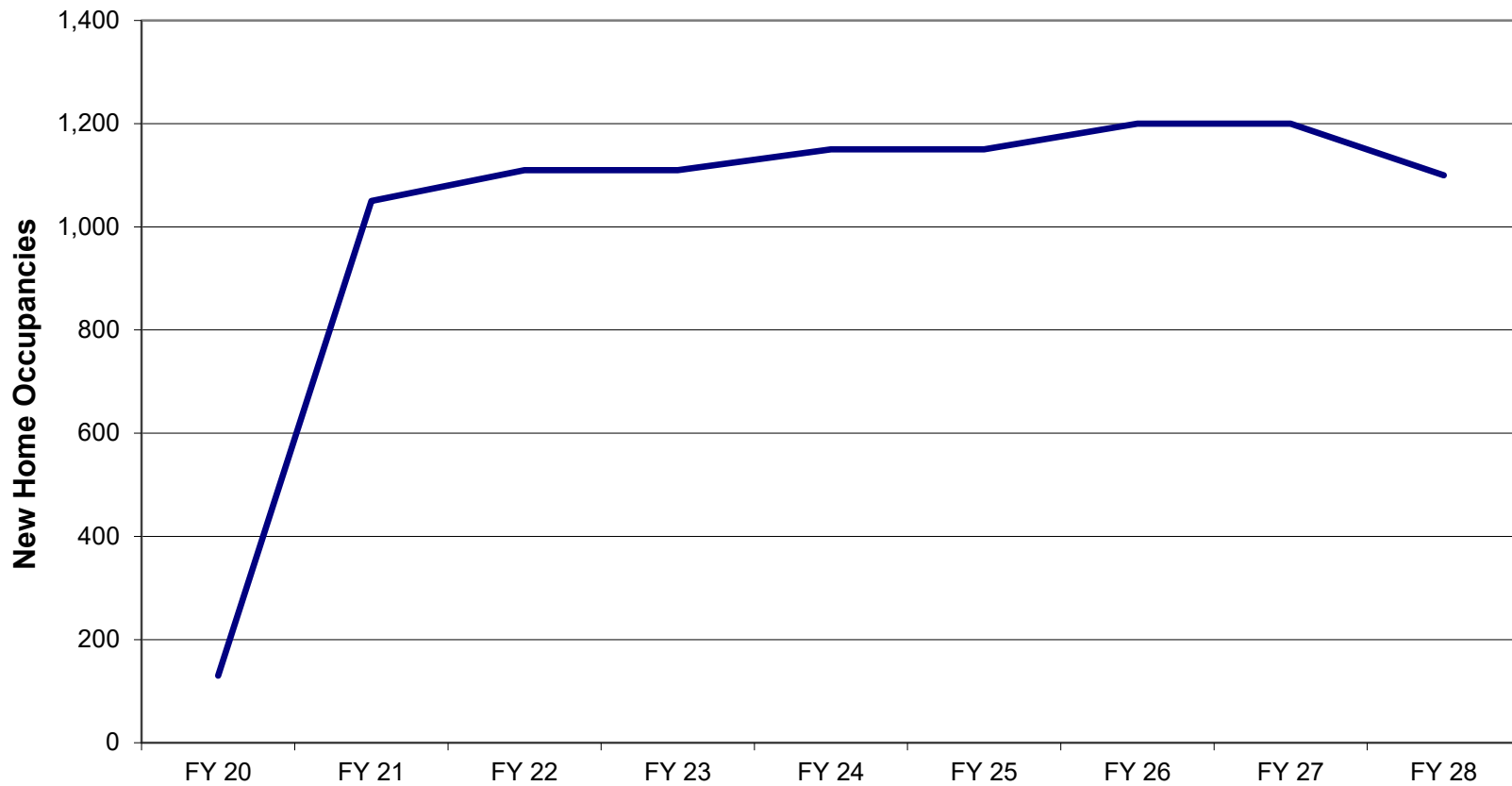
Charter growth has risen in Yuma with several setbacks when a group of charters ceased operations (4) in FY 2019. Charter growth is consistent with district growth in Yuma. The largest charter group in this district is experiencing financial stress. The four charters that closed in this area were affiliated with that charter.

Name	Location	Opened	ASBCS Financial Standing	ADM					
				FY14	FY15	FY16	FY17	FY18	FY19
<b>Harvest Prep San Luis</b>	San Luis, 85349	2011	Closed FY 2019	Closed FY 2019	Closed FY 2019	Closed FY 2019	Closed FY 2019	Closed FY 2019	Closed FY 2019
<b>Harvest Prep San Luis</b>	San Luis, 85349	2015	Closed FY 2019	Closed FY 2019	Closed FY 2019	Closed FY 2019	Closed FY 2019	Closed FY 2019	Closed FY 2019
<b>Harvest Prep San Luis</b>	San Luis, 85349	2015	Closed FY 2019	Closed FY 2019	Closed FY 2019	Closed FY 2019	Closed FY 2019	Closed FY 2019	Closed FY 2019
<b>Harvest Prep San Luis</b>	San Luis, 85349	2015	Closed FY 2019	Closed FY 2019	Closed FY 2019	Closed FY 2019	Closed FY 2019	Closed FY 2019	Closed FY 2019
<b>Portable Practical Education K-12 Inc. Cesar Chaves Learning Center</b>	San Luis, 85349	1995	Online Only	4,973.88	4,580.207	2,766.284	4,230.659	4,615.406	4,999.736
<b>Portable Practical Education K-12 Inc.</b>	Somerton, 85350	1995	Online Only	851.725	822.665	2,766.285	722.828	713.081	721.102

Name	Location	Opened	ASBCS Financial Standing	ADM					
				FY14	FY15	FY16	FY17	FY18	FY19
Jose Yopez Learning Center									
Amerischools (The Charter Foundation)	Yuma, 85364	2011	See below	See below	See below	See below	See below	See below	See below
Amerischools (The Charter Foundation)	Yuma, 85364	2002	Meets in Good Standing	745.781	728.626	827.357	777.262	722.598	706.93
AZTEC	Yuma, 85364	2003	Meets in Good Standing	130.11	124.696	128.665	98.189	109.337	103.36
Carpe Diem Rick Ogston Charters Juniper Tree Academy Desert View	Yuma, 85364	2003	Meets in Good Standing	476.7	464.158	560.93	627.445	763.898	797.741
Cape Diem Rick Ogstan Charters	Yuma, 85364	2003	See above	See above	See above	See above	See above	See above	See above
Cape Diem Rick Ogstan Charters	Yuma, 85364	2010	Meets in Good Standing	705.579	645.399	707.509	826.448	953.419	1,020.84
Harvest Power Group	Yuma, 85364	2001	In Intervention	1,340.476	1,551.531	1,635.837	1,669.323	1,744.549	1,761.707
Yuma Private Industry Council Educational Opportunity Center	Yuma, 85364	2003	Meets in Good Standing	108.142	108.632	89.603	113.025	110.350	111.92



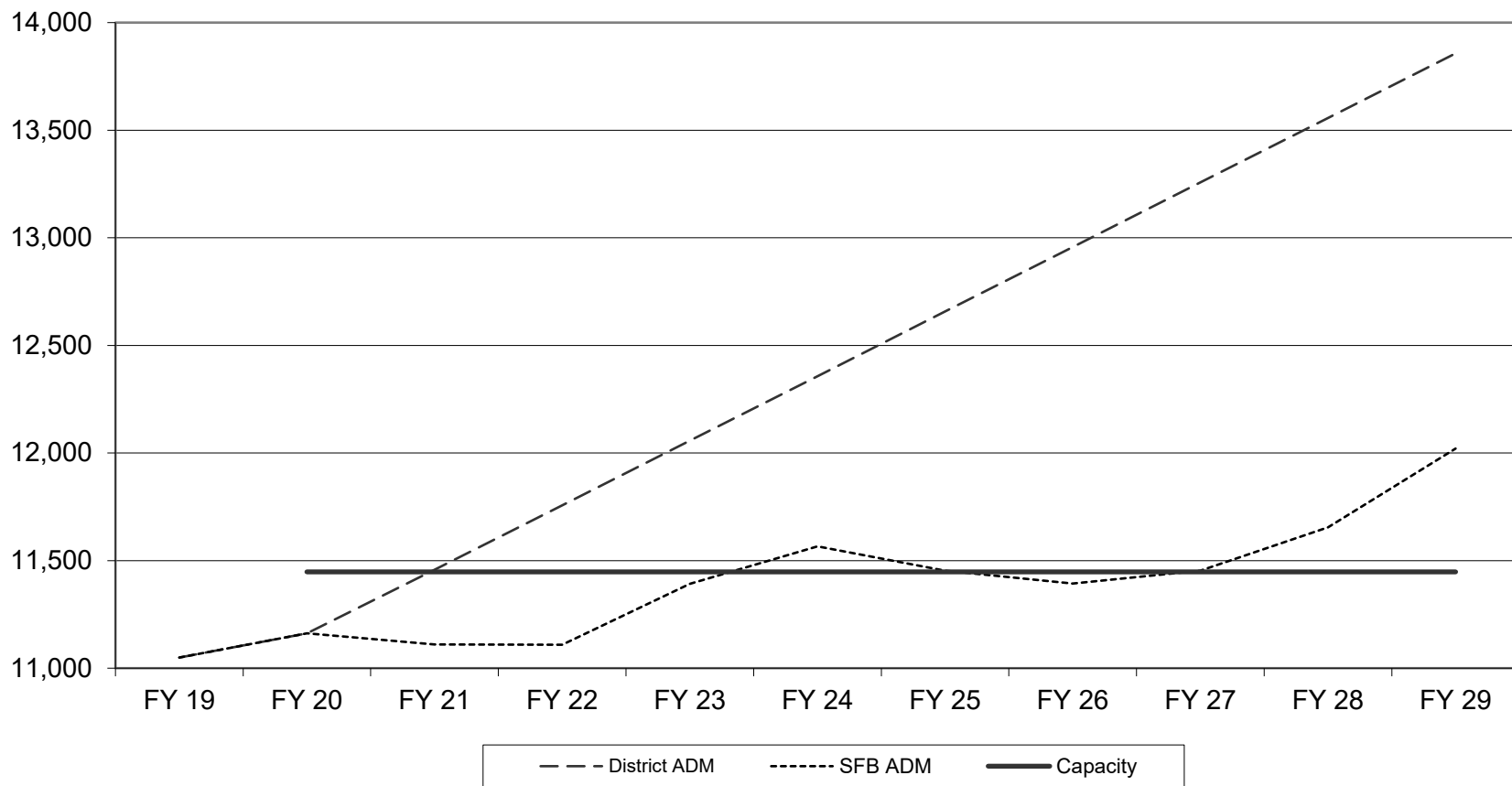
New Home Occupancies (1)  
Yuma Union High School District



(1) As adjusted by SFB staff in FY 20 and updated by ASU Research team in FY 21. Projections are:

FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
130	1,050	1,110	1,110	1,150	1,150	1,200	1,200	1,100	9,200

9-12 Graph  
Yuma Union High School District

[illegible]

# S C H O O L   F A C I L I T I E S   B O A R D

## 2021 New Construction Analysis Yuma Union District CTD – 140570 (9-12)

### District New Construction Request

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
		9-12 for 800 students (005N)					

**Staff Notes Regarding District's Request:** Project 005N was held for consideration last year for 800 students to open in FY 23. The District indicated land has already been purchased for this school.

### Staff Recommendation for December 15, 2020

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
			9-12 for 800 students (005N) *				

**Note:** The actual capacity of an 800-student school in this district would be 1,064 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 15-2041 D. (2). Subject to change in future review.**



**New Construction Analysis**  
**Yuma Union High School District**  
**9-12**

<b>9-12</b>	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Existing Capacity (1)	11,448	11,448	11,448	11,448	11,448	11,448	11,448	11,448	11,448	11,448
<b>Total Student Capacity</b>	<b>11,448</b>	<b>11,448</b>	<b>11,448</b>	<b>11,448</b>	<b>11,448</b>	<b>11,448</b>	<b>11,448</b>	<b>11,448</b>	<b>11,448</b>	<b>11,448</b>

<b>District's ADM Projections</b>	<b>11,162</b>	<b>11,457</b>	<b>11,757</b>	<b>12,057</b>	<b>12,357</b>	<b>12,657</b>	<b>12,957</b>	<b>13,257</b>	<b>13,557</b>	<b>13,857</b>
ADM Growth Rate	1.0%	2.6%	2.6%	2.6%	2.5%	2.4%	2.4%	2.3%	2.3%	2.2%
Number of Students for which new space is required (2)		9	309	609	909	1,209	1,509	1,809	2,109	2,409

<b>SFB Recommended ADM Projections</b>	<b>11,162</b>	<b>11,110</b>	<b>11,109</b>	<b>11,391</b>	<b>11,567</b>	<b>11,453</b>	<b>11,394</b>	<b>11,454</b>	<b>11,654</b>	<b>12,021</b>
ADM Growth Rate	1.0%	-0.5%	0.0%	2.5%	1.5%	-1.0%	-0.5%	0.5%	1.8%	3.1%
Number of Students for which new space is required (2)		(337)	(339)	(56)	119	6	(54)	6	207	573

(1) See Square Footage and Capacity by School page.

(2) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2020 STAFF RECOMMENDATION**

The staff recommendation is to hold for consideration for possible future funding per A.R.S. 15-2041 D (2):

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
005N - New school	9-12	800	125	100,000	1,064	FY 24

ADM Projections  
Yuma Union High School District

12/13/2020

<b>District Provided ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
9 - 12	11,049	11,162	11,457	11,757	12,057	12,357	12,657	12,957	13,257	13,557	13,857
% change		1.0%	2.6%	2.6%	2.6%	2.5%	2.4%	2.4%	2.3%	2.3%	2.2%

<b>SFB ADM Forecast</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
9 - 12	11,049	11,162	11,110	11,109	11,391	11,567	11,453	11,394	11,454	11,654	12,021
% change		1.0%	-0.5%	0.0%	2.5%	1.5%	-1.0%	-0.5%	0.5%	1.8%	3.1%

Assumptions:

FY 19 and FY 20 are actual based on information received from ADE. FY 21 through FY 29 based on cohort survival and residential development.

<b>SFB ADM Forecast - Last Year</b>	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
9 - 12	11,049	11,176	11,256	11,367	11,609	11,771	11,673	11,763	11,896	12,057	12,390
% change		1.1%	0.7%	1.0%	2.1%	1.4%	-0.8%	0.8%	1.1%	1.3%	2.8%

ADM History  
Yuma Union High School District

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	5-Year Average
<b>9 - 12</b>	10,525	10,578	10,949	11,090	11,049	11,162	
<b>% change</b>		0.5%	3.5%	1.3%	-0.4%	1.0%	1.2%

## Square Footage and Capacity by School

### Yuma Union High School District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Cibola High School	260,128	988	259,140	24,009	235,131	109.5	2,147
District-funded addition to Cibola (bldg. 1014)	13,266	13,266	0	NA	0	94	-
Kofa High School (2)	285,486	26,096	259,390	18,206	241,184	109.5	2,203
(old) Vista Alternative School	21,623	21,623	0	0	0	109.5	-
Yuma High School	289,401	21,907	267,494	26,586	240,908	109.5	2,200
Vista South Alternative School	30,478	30,478	0	0	0	109.5	-
SFB-funded San Luis High School (NC portion) (3)	210,376	0	210,376	NA	210,376	94	2,238
SFB-funded San Luis High School (DC portion) (4)	14,624	0	14,624	1,462	13,162	109.5	120
District-funded addition to San Luis (bldgs. 1015-1020)	38,000	38,000	0	NA	0	94	-
District admin buildings moved to San Luis (bldgs. 1021-1022)	6,245	6,245	0	0	0	109.5	-
SFB-funded Gila Ridge School (opened FY 08) (5)	280,247	55,247	225,000	NA	225,000	94	2,394
(new) Vista Alternative School	37,855	24,160	13,695	NA	13,695	94	146
<b>Total 9-12 Square Footage</b>	<b>1,487,729</b>	<b>238,010</b>	<b>1,249,719</b>	<b>70,263</b>	<b>1,179,456</b>		<b>11,448</b>
(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 15-2011 depending on the type of square footage.							
(2) Includes 34,730 replacement SF built in FY 05 through Deficiency Corrections.							
(3) Although the district's square footage report indicated that 210,245 SF were built, the SFB funded 210,376 SF, and this entire amount counts against the district's capacity for this analysis.							
(4) This is replacement square footage funded through Deficiency Corrections. District chose to re-build this SF at San Luis rather than the original sites.							
(5) Excluded Area is square footage funded by district with B bonds.							
Note: SFB-funded schools are not adjusted for interior corridors.							

Local Funds Report  
Yuma Union High School District

12/13/2020

9-12 Square Footage	Prior Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Gila Ridge buildings 1001-1009	53,647									
Gila Ridge building 1010	1,600									
Kofa bldgs 1083 and 1084	21,736									
San Luis bldgs. 1015-1018 (FY 12)	34,248									
Cibola bldg. 1014 (FY 12)	13,266									
San Luis bldgs. 1019-1020 (FY 17)	3,756									
Cibola bldg. 1015 (FY 18)	738									
Vista Alternative (FY 18)	24,160									
Cumulative Total	153,151	153,151	153,151	153,151	153,151	153,151	153,151	153,151	153,151	153,151
ADM Projections	11,162	11,110	11,109	11,391	11,567	11,453	11,394	11,454	11,654	12,021
x Minimum adequacy factor	94	94	94	94	94	94	94	94	94	94
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	262,310	261,093	261,054	267,698	271,815	269,149	267,749	269,159	273,871	282,483
Square Footage to be built in excess of 25% threshold (1)	0	0	0	0	0	0	0	0	0	0
Capacity of excess square footage	0	0	0	0	0	0	0	0	0	0

(1) per A.R.S. 15-2011 E.6.