STATE OF ARIZONA
SCHOOL FACILITIES BOARD

Governor of Arizona
Douglas A. Ducey

Interim Executive Director
Kerry L. Campbell

June 15, 2016

Representative Justin Olson
Joint Committee on Capital Review
1716 West Adams
Phoenix, Arizona 85007

Dear Representative Olson:

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.

Per Laws 2013, 1st Special Session, Chapter 3, § 44 (House Engrossed HB 2003), a school district must exceed capacity in the current year before the SFB can award new space (A.R.S. § 15-2041 (D)(3)). Two projects were awarded in FY 2016 and none were conceptually-approved for FY 2017. One SFB-funded school awarded in FY 2015 (for Benson USD), is currently in the design phase.

Included in this report are:

- **Demographic Context**

  This section includes a summary of the statewide new construction climate

- **Board Approved Projects**

- **Projects Scheduled to be Awarded in FY 2017**

- **Backup Information used in FY 2016 Capital Plan Cycle**

  This section contains the ADM projections established for the districts that applied to the SFB for new construction in their FY 2016 Capital Plans, and information that was used in the analyses. The backup is divided into the following geographic regions:

  Maricopa County (Part 1)
  Maricopa County (Part 2), Pima County, Pinal County and Santa Cruz County
  Cochise County, Graham County, Mohave County and Yuma County

Districts that do not seek new school construction funds from the SFB are asked to submit student population projections in their capital plans. 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.

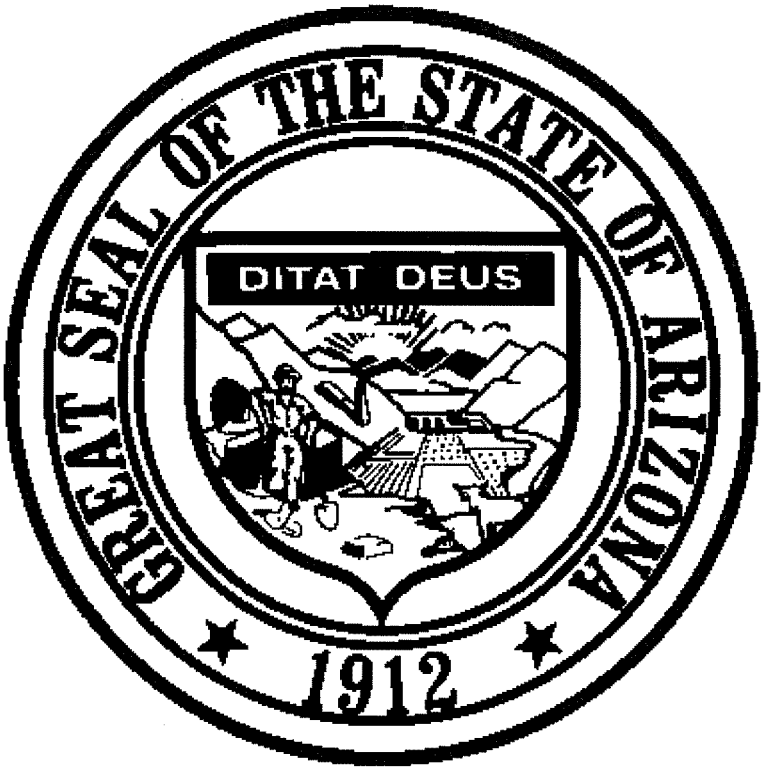
Sincerely,

Kerry L. Campbell
Interim Executive Director

cc: Douglas A. Ducey, Governor
Senator Don Shooter, JLBC
Lorenzo Romero, OSPB Director
Josh Hope, JLBC Staff
Michael Williams, OSBP Staff
Members of the School Facilities Board

School Facilities Board

New Construction Report



Submitted to
Joint Committee on Capital Review
June 15, 2016

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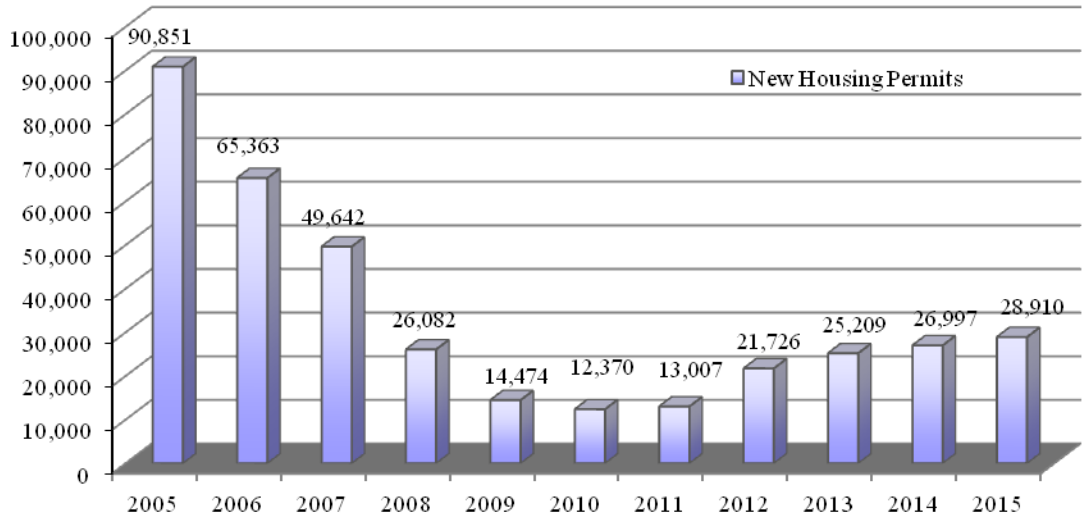
Demographic Context

Economic and Demographic Context for New School Construction
Updated June 15, 2016

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, 2005 and July 1, 2015, the State's population grew by an estimated 14.1% from 5.92 million to 6.76 million (*Arizona State Demographer's Office*). Maricopa County, listed among the top 10 most populous counties in the nation in the 2010 Census, added nearly half a million people in the decade, reaching a population of 4.08 million in 2015 (*Arizona State Demographer's Office*). Pinal County, ranked as the second fastest growing county in the nation in the 2010 Census, soared to nearly 406,500 in 2015 from less than 250,200 a decade ago (*Arizona State Demographer's Office*).

Chart 1: New Residential Housing Units Authorized in Arizona 2005–2015



Source: *U.S. Census, Building Permits*, http://www.census.gov/construction/bps/

Chart 1 presents an overview of the new residential housing permits issued annually in Arizona during 2005–2015 as published by the *U.S. Census Building Permit* unit. As shown in the chart, the annual permit number shot up to over 90,000 in 2005. 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 (number of permits in 2004 was 90,644). In 2012, it jumped to over 21,700, a 67.0% increase compared to the previous year. The last three years saw an uptick growth pattern and the permit number reached over 28,900 in 2015, less than one-third of the level a decade ago.

Much has been said about what caused the downturn in the housing market. It has been widely acknowledged that Arizona overbuilt during the housing boom, 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 and the speculators were no longer buying houses, it became obvious that the market was flooded. Some analysts estimate the surplus was as high as 80,000 homes at its peak" (*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 absorbed a large amount of inventory at a much faster pace than builders and developers in the region had anticipated. Since then, home values have gained upward momentum. After an impressive 5.9% year-over-year appreciation in home values in March 2012, the metro Phoenix area again led the way in the nation by scoring another 22.3% annual gain in March 2013. The S&P/Case-Shiller Home Price Indices, which track 20 metro areas nationally, reported annual home value appreciation in metro Phoenix remained positive at 10.9%, 3.1% and 5.6% in March of 2014, 2015 and 2016 respectively. Accordingly, the percent of owner-occupied homes with negative equity in the fourth quarter has been continually declining from 58% in 2011, 40% in 2012, 22% in 2013, 21% in 2014, to 15% in 2015 (*Zillow Real Estate Research, Negative Equity 4th Quarter 2015 Summary Data Table*). Similarly, the mortgage delinquency rate has continued to drop significantly. For three consecutive years, Arizona scored the highest year-over-year decline in the mortgage delinquency rate in the nation. Following the highest annual decline (-25.0%) from 9.14% in the first quarter of 2011 to 6.86% a year later, Arizona led the nation in the decline of mortgage delinquencies at -37.9% and -37.8% in 2013 and 2014 respectively, reaching a 2.81% mortgage delinquency rate in the first quarter of 2014 (*TransUnion P*ress *Release*, Financial Services/Trend Data, May 9, 2012, May 8, 2013, and May 7, 2014). In 2015, the delinquency rate in Phoenix was 2.07% in the first quarter, one of the three lowest among cities in the nation (*TransUnion Press Release*, May 18, 2015). That number further decreased to 1.69% for Arizona in the first quarter of 2016, 24.8% lower than the national average of 2.25% (*Industry Insights Report: Q1 2016*, TransUnion). According to *RealtyTrac*, the leading online database on foreclosure activities, Arizona's foreclosure rate was 1 out of 1,800 in April 2016 as compared to 1 out of 1,308 at the national level. In addition, the price of single family homes in metro Phoenix has increased dramatically since its lowest point in 2011. The median final sale price for single family homes climbed from $120,000 in April 2011

to $189,0300 in April 2013, and reached $237,000 in April 2016 (*Maricopa County and Pinal County Monthly Home Sales Reports,* Arizona Regional Multiple Listing Service).

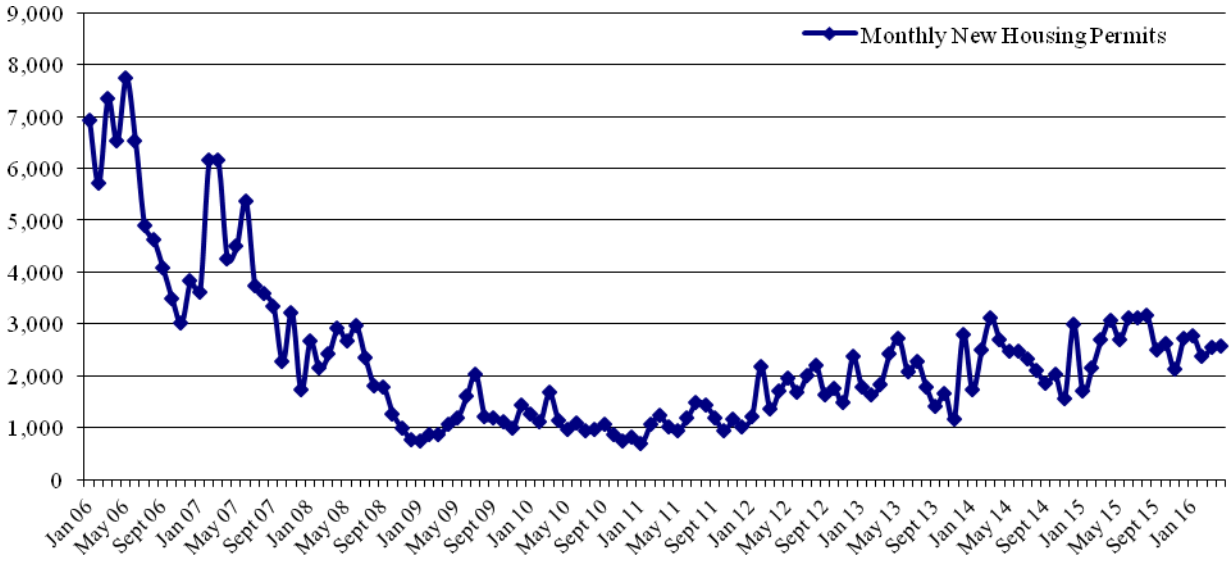
According to the Multi-Indicator Market Index compiled by Freddie Mac which measures the affordability and stability of the housing market, metro Phoenix was in the "Weak" housing market category during August 2008 – June 2015. However, the index has moved up to "in Range" since July 2015, indicating the housing market has kept improving and is now in its long-term normal range. Similarly, the housing market of the State has been raised to the "in Range" category since January 2016, following a long 88-month stay in the "Weak" category starting from September 2008.

In the following, we take a closer look at Arizona's dramatic housing market since 2006.

AZ New Housing Market

Chart 2 depicts the number of residential housing permits issued monthly in Arizona between January 2006 and April 2016. The number of permits reached its peak at nearly 8,750 in June 2005 and started to decline in the fall of that year (not shown in the chart). 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 less than 1,000 permits in December 2008. 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. However, since early 2012, there has been significant growth in permitting activities. An average of nearly 1,900 permits were issued monthly during 2012 – 2013, followed by a monthly average of nearly 2,500 since then, indicating that the new housing market has been gradually improving.

Chart 2: New Residential Housing Units Authorized in Arizona
January 2006 to April 2016



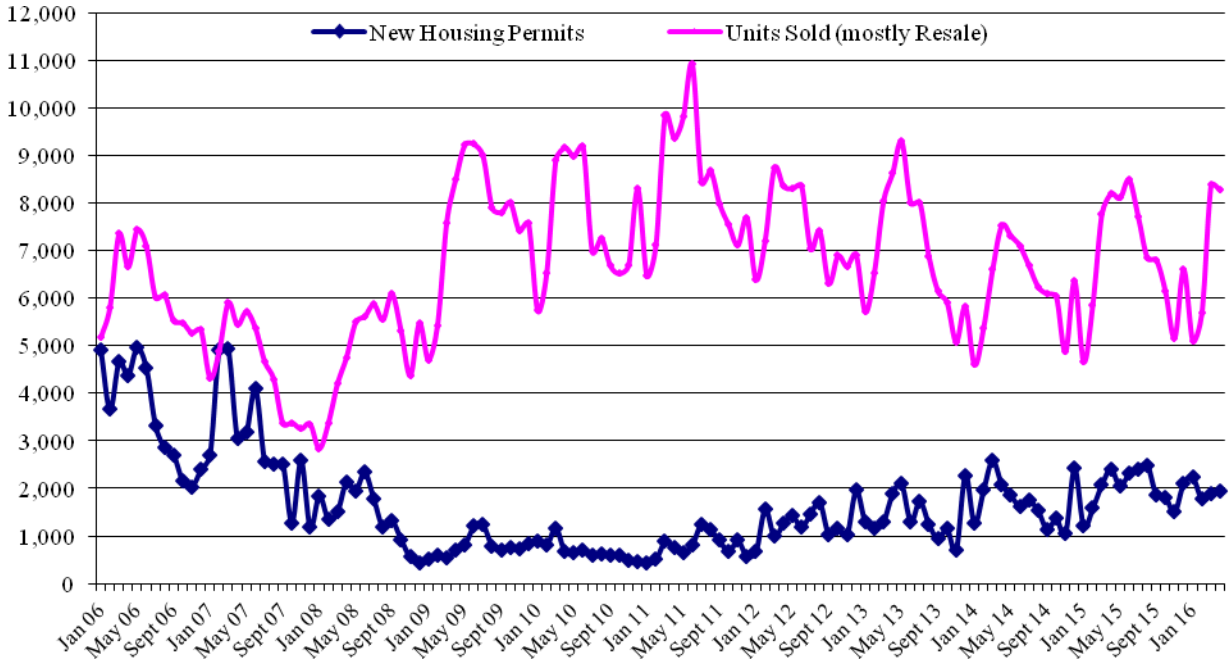
Source: *U.S. Census, Building Permits*, http://www.census.gov/construction/bps/

Phoenix and Tucson Metro Housing Markets

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. Historically 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. Housing sales made another leap during April-June 2015 as the result of significant improvement in the demand. During March and April 2016, home sales appeared to experience another surge with an average 8,350 sold each month.

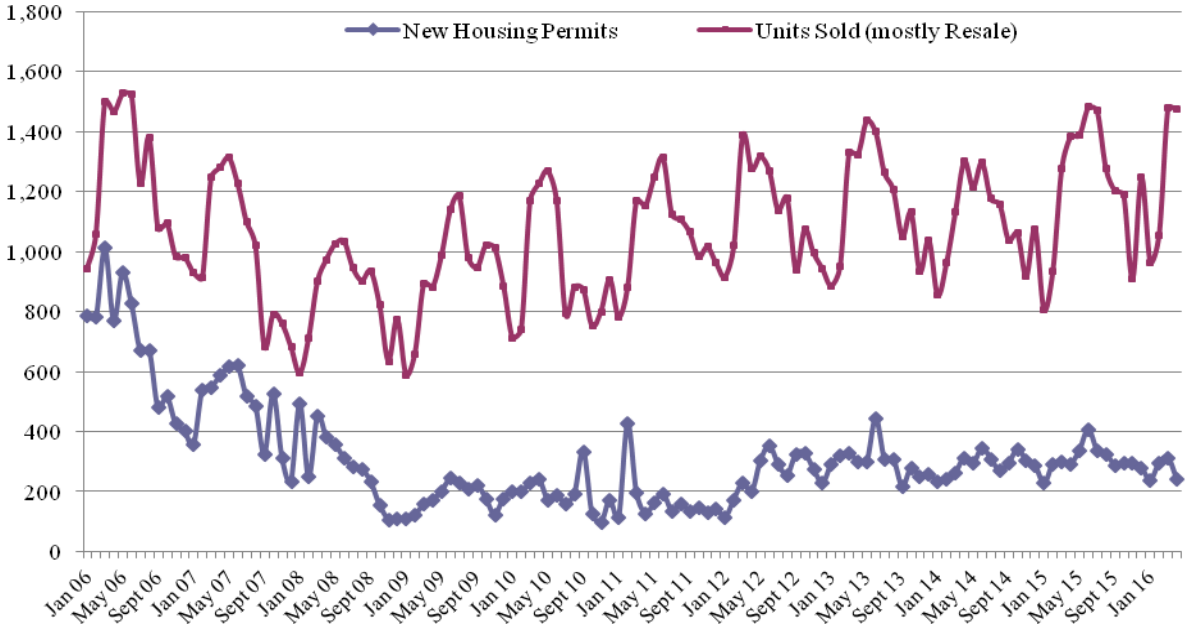
The monthly housing permit issuance in the Tucson metro area (Pima County) mirrors the pattern of metro Phoenix. The sales activity, however, exhibits a pattern with less fluctuation (Chart 3b). Home prices have significantly dropped from the boom years (albeit steadily increasing since 2011) but not with the same trajectory of the Phoenix metro area (*Tucson Association of Realtors Multiple Listing Service*).

Chart 3a: New Housing Units Authorized and Units Sold (mostly Resale)
Phoenix Metro Area January 2006–April 2016



Sources: New housing permits -*U.S. Census, Building Permits*, http://www.census.gov/construction/bps/;
Units sold – *Arizona Regional Multiple Listing Service, Inc (ARMLS)*,
http://www.armls.com/statistics/market-reports.

Chart 3b: New Housing Units Authorized and Units Sold (mostly Resale)
Tucson Metro Area January 2006–April 2016



Sources: New housing permits -*U.S. Census, Building Permits*, http://www.census.gov/construction/bps/
Units sold – *Tucson Association of Realtors Multiple Listing Service (TAR/MLS)*,
http://www.tucsonrealtors.org/statistics.html.

Unpredictability of the Housing Market

The W.P. Carey School of Business at Arizona State University regularly polls a panel of more than 15 economists and institutions 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 2006 through 2016. 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
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%	19.4% (June 2016 forecast)

Sources: Data on Consensus Forecast for single-family permits is from the December issue of the year prior, *Western Blue Chip Economic Forecast*, compiled by JP Morgan Chase Outlook Center, Arizona State University. Data on actual single-family permits is from *U.S. Census, Building Permits.*

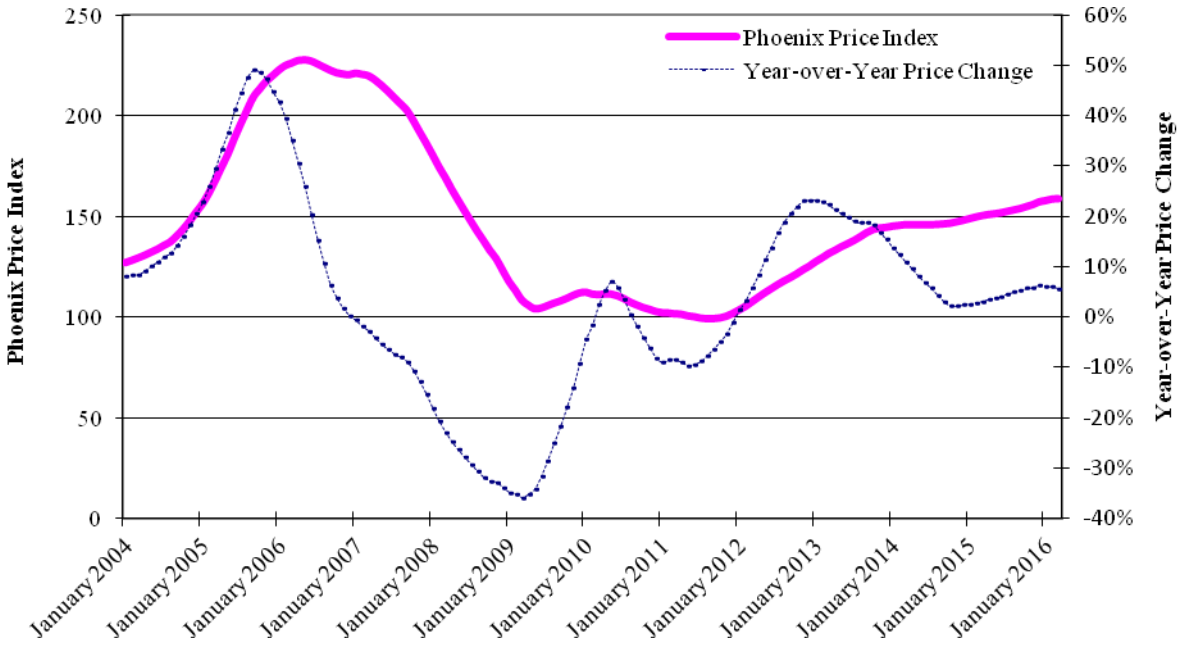
Comparing the forecasts and actual numbers, the consensus forecasts were at least 20 percentage points off the mark for nine consecutive years (2006–2014). Most economists on the panel vastly underestimated the housing downturn and wavered about the subsequent recovery. The panelists predicted that the 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 housing permit number 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 permit number grew by 13.6% and declined by 8.4%, respectively. A lowered projection of growth of 16.3% was given for 2015, and the actual number turned out to be double the projection at 32.5%. It appears that the housing market for new homes has constantly defied experts' forecasts/expectations.

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. This year's forecast released in June has been lowered to 19.4% from the December forecast of 31.0%, indicating that the new housing market is improving at a slower pace than previously expected.

S&P/Case-Shiller Home Price Index

The S&P/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 2004 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 months and slightly declined for 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. From September 2011, the price index started to climb up and continued the upward trend for 32 consecutive months until April 2014; it then hovered at that level until October 2014 before it started to increase again for the next 17 consecutive months. As a result, the year-over-year change emerged positive from January 2012 and stayed 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 to 2.1% in November of 2014. However, the year-over-year change has since increased and was 5.6% in March 2016.

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

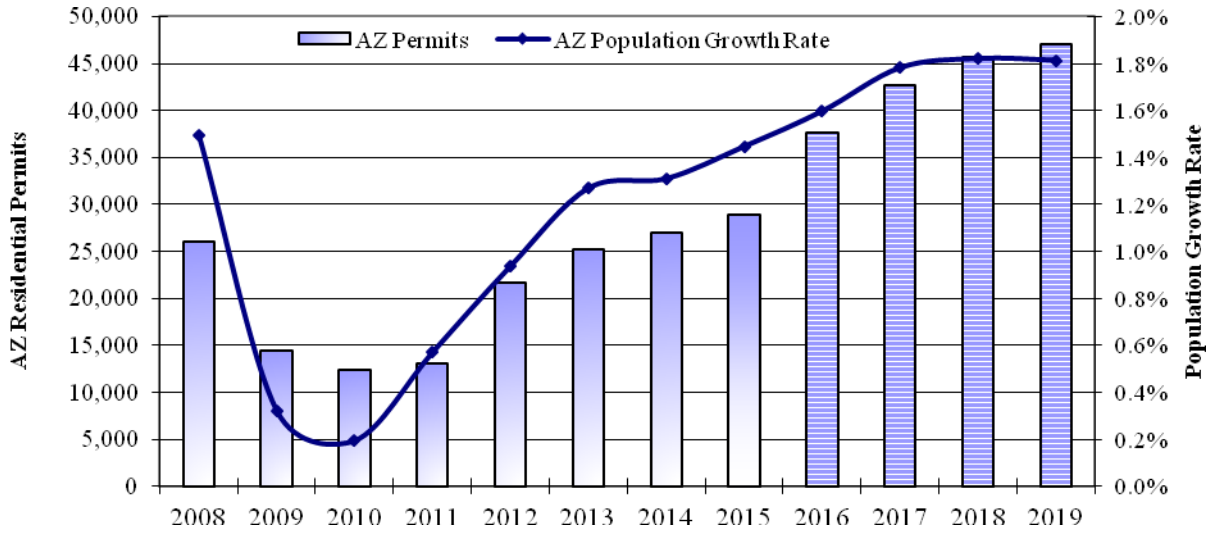


Source: S&P/Case-Shiller Home Price Index Levels, March 2016, seasonally adjusted.

Projected Residential Permit and State Population Growth

Housing construction 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 was on a declining curve as the housing downturn progressively unfolded. It sank to the lowest point in 2010, followed by steady climbs during 2011-2015, probably due to the rapid absorption of housing inventories and the subsequent improvement of the housing market. The projection of the State's population for 2016-2019 by *Arizona's Economy* indicates that as the housing market continues to improve and new construction resumes, the population growth will pick up speed.

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 2008–2015, and projected numbers from *Economic Forecast Data, Arizona's Economy*, University of Arizona, March 1, 2016 for 2016–2019.

Population – Estimates from Arizona State Demographer's Office (http://azstats.gov/population-estimates.aspx) are used for 2008–2015, and projected numbers from *Economic Forecast Data, Arizona's Economy*, University of Arizona, March 1, 2016 for 2016–2019.

Arizona School District ADM

Between 2006 and 2009, the school district ADM growth rate was positive, but on a decelerating path (Table 2) due to the dramatic downturn in the housing market, the slowdown in population growth and the ADM increase in the charter school sector. In FY 2009, the school district ADM growth rate turned negative and the decline

accelerated during the following two years, reaching -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 sizable loss of more than 33,150 in FY 2014, a decline of 3.7% from a year earlier. The ADM stayed flat in FY 2015 and grew by nearly 24,200 this year, a 2.8% increase from last year according to the preliminary ADM counts released by the Arizona Department of Education (ADE) as of May 31, 2016.

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 2006	896,747		85,707		982,454	
FY 2007	917,173	2.3%	90,330	5.4%	1,007,503	2.5%
FY 2008	928,754	1.3%	94,688	4.8%	1,023,442	1.6%
FY 2009	923,172	-0.6%	103,374	9.2%	1,026,546	0.3%
FY 2010	914,730	-0.9%	111,944	8.3%	1,026,674	0.0%
FY 2011	899,500	-1.7%	121,322	8.4%	1,020,822	-0.6%
FY 2012	893,318	-0.7%	133,815	10.3%	1,027,133	0.6%
FY 2013	890,535	-0.3%	145,270	8.6%	1,035,805	0.8%
FY 2014	857,361	-3.7%	189,070	30.2%	1,046,431	1.0%
FY 2015	858,303	0.1%	198,070	4.8%	1,056,373	1.0%
FY 2016	882,486	2.8%	167,816	-15.3%	1,050,302	-0.6%
Annualized Growth Rate 2006-2016		0.2%		7.0%		0.7%

* Source: ADE's LEA information request website 5/31/2016: 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.

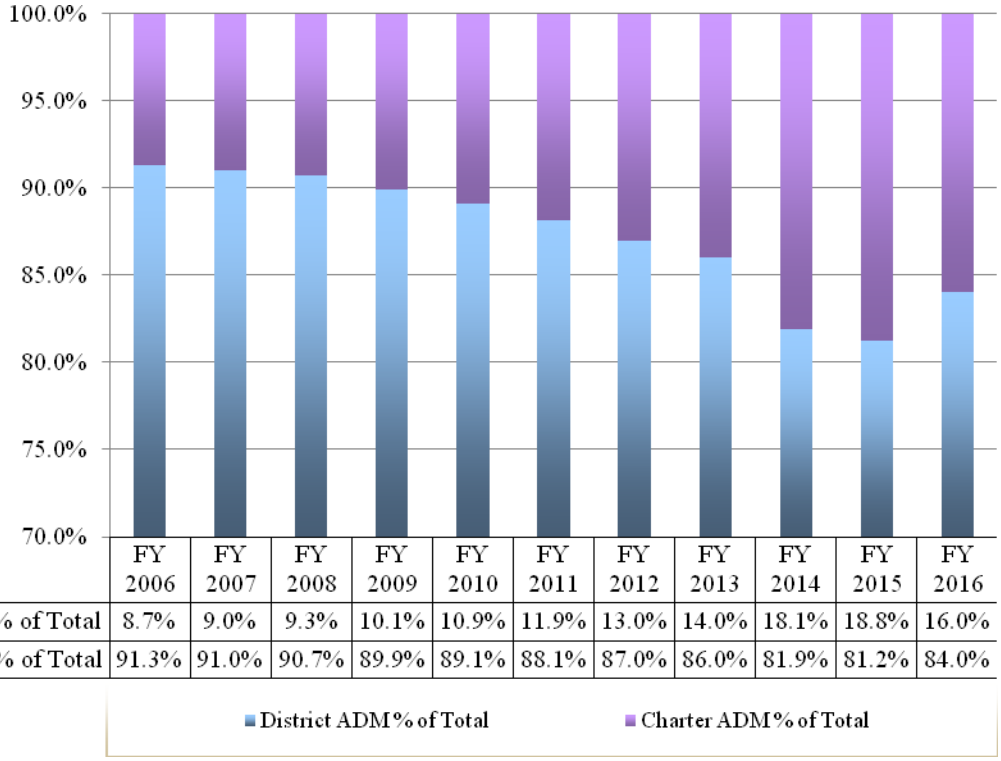
The significant district ADM loss in FY 2014 resulted largely from the conversion of district schools to charter schools. Charter students are not included in district ADM for SFB purposes. During the year, sixty schools from twenty school districts were converted or designated as charters including 11 schools for Paradise Valley Unified School District and three of the five schools in Liberty Elementary School District. 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 would revert 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 2.8% growth in this year's ADM. Laws 2016, Second Regular Session, Chapter 124 (HB 2707) repealed school districts' authority to sponsor charter schools.

Enrollment of District Schools vs. Charter Schools

During the past decade, the overall district ADM has declined by an annualized rate of 0.2%

(Table 2). In contrast, the charter school enrollment has grown significantly. Its ten-year annualized growth rate stands at 7.0%. While the district ADM has experienced a considerable loss of nearly 40,700 since FY 2009, charter schools have gained nearly 64,450 during the same time period, reaching over 167,800 ADM in FY 2016 (for a breakdown of online and non-online ADM see Exhibit I). 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 2006, the charter school ADM accounted for 8.7% of the public education system; in FY 2016 that number increased to 16.0%.

Chart 6: ADM Percentage of District Schools and Charter Schools



	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
Charter ADM % of Total	8.7%	9.0%	9.3%	10.1%	10.9%	11.9%	13.0%	14.0%	18.1%	18.8%	16.0%
District ADM % of Total	91.3%	91.0%	90.7%	89.9%	89.1%	88.1%	87.0%	86.0%	81.9%	81.2%	84.0%

Source: From ADE's LEA information request website 5/31/2016: http://www.ade.az.gov/schoolfinance/forms/LEAQuery/InformationRequest.aspx. The ADM counts for accommodation school districts and online schools are included.

Ratio of Growing Districts to Declining Districts

Excluding nine accommodation school districts, there are 207 public school districts that enrolled students in FY 2016 according to ADE's ADM counts as of May 31, 2016. Among these districts, 91 experienced ADM growth and 116 had declining ADM compared to FY 2015 (Table 3). For every 10 districts whose ADM is declining, there are currently 7.8 that are growing. Conversely, there were 17.5 growing districts for every 10 declining districts ten years ago.

Table 4 lists Arizona's top ten growing and declining districts, in terms of ADM, between FY 2015 and FY 2016. Not surprisingly, the ten top growing districts are among those

which reverted their district sponsored charter schools to district schools in FY 2016 and therefore added a significant portion to the district ADM.

Table 3: Number of districts that gained or lost ADM during FY 2006–FY 2016

	FY06	FY07	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16
# Growing Districts	138	126	117	91	79	74	84	84	86	100	91
# Declining Districts	79	92	103	127	139	141	132	131	121	107	116
Gain/Loss Ratio	1.75	1.37	1.14	0.72	0.57	0.52	0.64	0.64	0.71	0.93	0.78

Sources: Data for FY 06–10 is calculated from ADM tables prepared for the SFB by ADE; data for FY 11–16 is calculated from data on ADE's LEA information request website on 5/30, 5/31 or 6/1 each year (http://www.ade.az.gov/schoolfinance/forms/LEAQuery/InformationRequest.aspx). ADM counts for online schools are excluded from the computation. Starting from FY 14, accommodation school districts are excluded according to amended A.R.S § 15-2041.

Table 4: Top 10 districts that lost ADM and top 10 districts that gained ADM between FY 2015 and FY 2016

District	FY 16 100-day ADM	ADM Change FY 15 to FY 16
Top 10 Districts in ADM Decline		
Cartwright Elementary District	16,079	-1,808
Marana Unified District	10,757	-1,165
Sunnyside Unified District	15,236	-1,048
Gilbert Unified District	34,301	-985
Tucson Unified District	45,324	-568
Apache Junction Unified District	3,790	-539
Prescott Unified District	3,898	-375
Alhambra Elementary District	12,682	-332
Roosevelt Elementary District	8,547	-313
Yuma Elementary District	8,102	-296
Top 10 Districts in ADM Growth		
Paradise Valley Unified District	30,648	5,595
Washington Elementary School District	21,885	3,468
Maricopa Unified School District	6,077	3,405
Litchfield Elementary District	10,617	3,262
Buckeye Union High School District	3,871	2,846
Higley Unified School District	11,277	2,308
Humboldt Unified District	5,532	2,296
Vail Unified District	10,038	2,230
Liberty Elementary District	3,236	2,098
Dysart Unified District	23,847	2,029

Source: from ADE's LEA information request website 5/31/16: http://www.ade.az.gov/schoolfinance/forms/LEAQuery/InformationRequest.aspx. ADM counts for online schools and accommodation districts are excluded.

New Construction Awards

Per Laws 2013, 1st Special Session, Chapter 3, § 44 (House Engrossed HB 2003), a school district must now exceed capacity in the current year before the SFB can award new space (A.R.S. § 15-2041 (D)(3)). There were two new construction awards in the FY 2016 capital plan cycle (for Agua Fria UHSD and Chandler USD), and no projects were conceptually-approved for FY 2017. Information on these projects is available in Sections II and III of this report.

Conclusion

As sixty district sponsored charter schools reverted to district schools this year, the statewide district ADM has experienced sizable growth. However, the continued growth of charter schools has posed challenges for school districts to keep their enrollment steady. As the housing market continues to improve, the need for new school construction is expected to grow in some districts. Going forward, the SFB will continue to closely monitor the condition of the housing market, trends of population growth and changes in ADM to best plan for new school construction.

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 2006	896,306		81,654		977,960	
FY 2007	916,547	2.3%	83,398	2.1%	999,945	2.2%
FY 2008	927,969	1.2%	85,886	3.0%	1,013,855	1.4%
FY 2009	922,289	-0.6%	92,662	7.9%	1,014,951	0.1%
FY 2010	913,935	-0.9%	100,622	8.6%	1,014,557	0.0%
FY 2011	898,780	-1.7%	108,254	7.6%	1,007,034	-0.7%
FY 2012	892,473	-0.7%	119,403	10.3%	1,011,876	0.5%
FY 2013	889,645	-0.3%	130,961	9.7%	1,020,606	0.9%
FY 2014	856,392	-3.7%	179,379	37.0%	1,035,771	1.5%
FY 2015	856,998	0.1%	184,140	2.7%	1,041,139	0.5%
FY 2016	880,867	2.8%	158,208	-14.1%	1,039,076	-0.2%

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 2006	441		4,053		4,495	
FY 2007	626	41.9%	6,932	71.0%	7,558	68.2%
FY 2008	785	25.5%	8,802	27.0%	9,587	26.8%
FY 2009	883	12.4%	10,712	21.7%	11,595	20.9%
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	845	17.4%	14,412	10.3%	15,257	10.6%
FY 2013	890	5.4%	14,308	-0.7%	15,199	-0.4%
FY 2014	969	8.8%	9,691	-32.3%	10,660	-29.9%
FY 2015	1,304	34.6%	13,930	43.7%	15,234	42.9%
FY 2016	1,619	24.1%	9,608	-31.0%	11,227	-26.3%

* Source: ADE's LEA information request website 5/31/2016: http://www.ade.az.gov/schoolfinance/forms/LEAQuery/InformationRequest.aspx (using the same criteria counting pre-school and kindergarten enrollment as one-half for district schools). Online schools that were dissolved before FY 12 are not included in online ADM counts.

Board Approved Projects

Projects that are Board Approved
as of June 15, 2016

District	Project Number	Project Type	Grade Level	Student Capacity	Status (1)	Board Approval Date	Square Feet	To Open FY (2)	Total NC Funding Amount (3)
Agua Fria Union	070516000-9999-008	New school	9-12	2,128	Design	2/23/16	200,000	16	$33,410,000
Benson Unified	020209000-9999-001	New school	K-4	215	Design	12/10/14	17,190	16	$2,599,185 (4)
Chandler Unified	070280000-9999-025	Additional Space	7-12	900	Design	2/23/16	79,940	16	$12,747,232
									$48,756,417
Notes:									
(1) Does not include projects that are complete.									
(2) Fiscal year in which the district exceeds capacity.									
(3) Does not include land costs.									
(4) Includes $250,000 for site conditions (if needed).									

Projects Scheduled to be Awarded in FY 2017

No projects were conceptually-approved for FY 2017.

Backup Information used in FY 2016 Capital Plan Cycle

Maricopa County (Part 1)

Regional Overview

Agua Fria Union
Avondale Elementary
Buckeye Elementary
Laveen Elementary
Liberty Elementary
Litchfield Elementary
Littleton Elementary
Tolleson Union
Union Elementary

School Districts in Maricopa County (Part I Updated)

Capital plans considered for this regional overview are from nine school districts in the central part of Maricopa County, the most populous county in the state. The county and state population information is presented in Table 1.

Table 1: Population growth in Maricopa County 2010-2015

	Census 2010	July 1, 2010	July 1, 2011	July 1, 2012	July 1, 2013	July 1, 2014	July 1, 2015	Annualized Growth Rate*
Maricopa County	3,817,117	3,824,058	3,843,370	3,884,705	3,944,859	4,008,651	4,076,438	**1.29%**
Arizona	6,392,017	6,401,569	6,438,178	6,498,569	6,581,054	6,667,241	6,758,251	**1.09%**

Sources: Census 2010 from U.S. Census Bureau. July 1 estimates from Arizona State Demographer's Office.

* From July 1, 2010 to July 1, 2015.

Between the two decennial censuses of 2000 and 2010, Maricopa County and Arizona experienced considerable population growth at annualized growth rates of 2.19% and 2.22% respectively, compared to the national average of 0.93% (*U.S. Census Bureau*). From 2010 to 2015, those rates dropped to 1.29% and 1.09% respectively (*Arizona State Demographer's Office*) compared to the national average of 0.77% for the same period (*U.S. Census Bureau: Population Estimates*).

Currently, there are 16 unified school districts, 33 elementary school districts and six union high school districts in the County. Located in Central Maricopa County are some of the nation's fastest growing cities and towns during the 2000-2010 decade, including *Avondale, Buckeye and Goodyear*. During the housing boom years, tens of thousands of residential housing units were constructed and occupied in this area. As a result, school districts in Central Maricopa County experienced substantial and consistent ADM growth. With the subsequent meltdown of the real estate market and the economic recession, this area also became one of the hardest-hit areas by foreclosures and accumulated a large amount of vacant housing units. New housing construction and sales either came to a complete halt during FY 2010-2011 or kept to a minimal level. The housing market began to see apparent signs of recovery in late 2011 with substantial housing inventories being absorbed at a much quicker pace. By the end of 2012, the vast majority of the inventory had disappeared, two years ahead of what developers and builders had expected. Since then, the housing market has shown continued improvement. Today, the median sales price for single family homes in Maricopa County is up about 8.8% from 12 months ago, 12.5% from two years ago and 43.6% from three years ago (*Monthly Report-Greater Phoenix Housing Market, October 2015, 2014, 2013 & 2012, Arizona State University*).

The total housing sales in Maricopa County increased by 10.5% in the past year compared to the year prior (*ARMLS monthly statistics up to November 2015*). New home sales grew by 7.6% (*Monthly Reports-Greater Phoenix Housing Market up to October 2015, Arizona State University*). In the central part of Maricopa County covering *Avondale, Buckeye, Goodyear, Laveen* and *Litchfield Park*, new home sales increased by 5.6%. As a result, Agua Fria Union, Buckeye Elementary, Laveen Elementary, Liberty Elementary and Tolleson Union Districts in the region are expected to experience ADM growth this year. In Avondale Elementary and Littleton Elementary, however, ADM is poised to undergo a loss as a result of expansion of the charter sector in the area.

Table 2: ADM growth in nine school districts that submitted capital plan requests, Maricopa County and Arizona FY 2006-2016

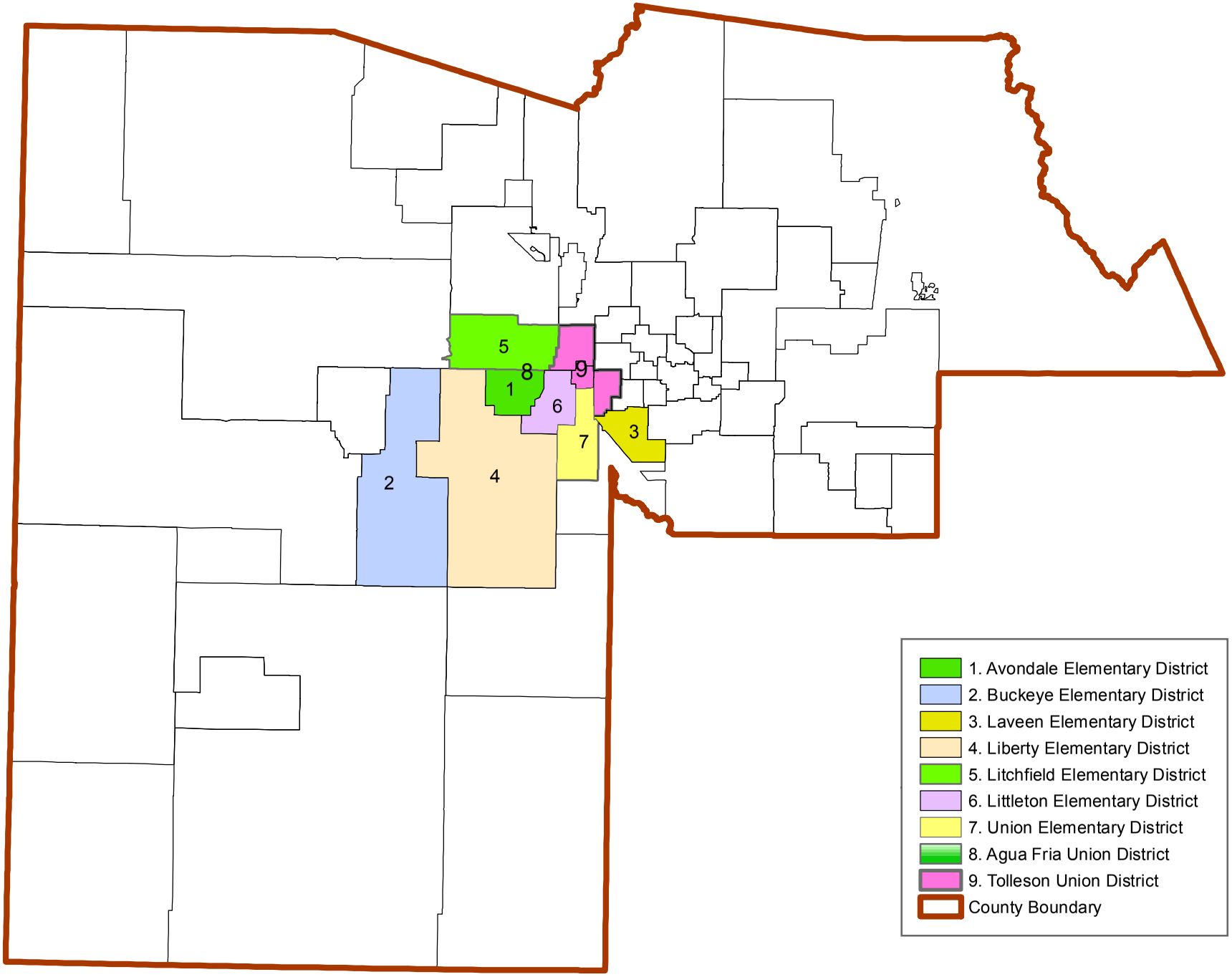
Fiscal Year	9-District* 100-day ADM	9-District* ADM Growth Rate	Maricopa County 100-day ADM	Maricopa County ADM Growth Rate	Arizona 100-day ADM	Arizona ADM Growth Rate
2006	37,489		562,860		896,306	
2007	42,550	13.5%	574,469	2.1%	916,547	2.3%
2008	47,819	12.4%	583,970	1.7%	927,969	1.2%
2009	49,333	3.2%	579,557	-0.8%	922,289	-0.6%
2010	49,316	0.0%	574,872	-0.8%	913,935	-0.9%
2011	49,796	1.0%	567,449	-1.3%	898,780	-1.7%
2012	50,086	0.6%	568,370	0.2%	892,400	-0.7%
2013	51,471	2.8%	568,155	0.0%	889,659	-0.3%
2014	48,390	-6.0%	548,605	-3.4%	856,903	-3.7%
2015	49,913	3.2%	550,954	0.4%	857,281	0.0%
Annualized Growth Rate 2006-2015		3.2%		-0.2%		-0.5%
2016 Projection**	55,820	11.8%				

Source: Arizona Department of Education LEA information website:
http://www.ade.az.gov/schoolfinance/forms/LEAQuery/InformationRequest.aspx

* Nine school districts: Agua Fria Union, Avondale Elementary, Buckeye Elementary, Laveen Elementary, Liberty Elementary, Litchfield Elementary, Littleton Elementary, Tolleson Union and Union Elementary.
** The district-sponsored charter schools that started after June 30, 2013 and before July 1, 2014 have reverted to district schools in FY 2016 and their ADM is included in the projection for FY 2016.

Having gone through the historic housing boom and bust, developers/home builders in general are cautious in their forecasting approach with the understanding that a plethora of factors could drastically change the market dynamics. In general, the housing market for new homes in 2015 has been performing better than 2014. Given the prospect of population growth in the area, an overall upward growth trend with fluctuations in the housing market is expected for the next few years.

School Districts In Maricopa County (Part I)
January 6 & February 23, 2016 Board Meetings



Agua Fria UHSD

During the 2013 legislative session, criteria by which the SFB awards new schools changed. Per Laws 2013, Ch. 3, § 44 (House Engrossed HB 2003), a school district must now exceed capacity in the current year before the SFB can award new space. Previously, the SFB was authorized to award a project up to three years in advance of the school district exceeding capacity. Below are excerpts from the revised statute:

A.R.S. § 15-2041, Section D.1. "In approving or revising the enrollment projections, the school facilities board shall use the most recent average daily membership data available. On request from the school facilities board, the department of education shall make available the most recent average daily membership data for use in revising the enrollment projections."

A.R.S. § 15-2041, Section D.3.: "If the approved projections indicate that additional space would have been needed during the current school year in order to meet the building adequacy standards prescribed in section 15-2011, the school facilities board shall provide an amount as follows...."

The statute uses the term enrollment projections interchangeably with ADM projections. ADM is defined in A.R.S. § 15-901 section A as follows: "Average daily membership" means the total enrollment of fractional students and full-time students, minus withdrawals, of each school day throughout the first one hundred days or two hundred days in session, as applicable, for the current year.

Since the statutory changes took effect three years ago, SFB staff has used ADM data posted monthly by ADE not as the final number upon which a recommendation is based, but in order to develop a projected 100-day ADM for the current year. The projected 100-Day ADM has been the determining factor in deciding whether or not a school district was over capacity. The projected 100-day ADM for Agua Fria UHSD does not exceed its capacity of 7,525 this year (FY 16). However, the District has requested a new school for the current year based on the ADM posted by ADE in October and February, which are 7,653 and 7,545, respectively. ADE did not post ADM data for this district in November, December, or January.

With this request comes two issues – 1) interpretation of the statute, and 2) data quality and reliability.

1) Interpretation of the statute

A.R.S. § 15-2041states, "If the approved projections indicate that additional space would have been needed during the current school year..." To place "projections" and "during the current school year" in the same sentence appears self-contradictory. "Projections" refer to 100-day ADM projections; "during" could refer to the 100-Day specifically or a particular point in the course of the year. The latter interpretation appears to be consistent with the intent of HB 2003 (51st Legislature, 1st Special Session); the Fact Sheet that was presented to the Governor dated June 18, 2013 states, "Directs SFB to use actual enrollment counts rather than projected counts in order to determine eligibility for New School Construction funding". Therefore it appears that the current statute could be open to either interpretation -- use 100-day ADM projections for the current school year or the actual ADM (as posted by ADE) at a certain point during the current school year.

2) Data quality and reliability

ADE generally posts ADM data in 45-1 and 46-1 reports monthly, starting in October. These data are un-cleaned and subject to various data issues (such as duplicate ADM counting, etc.) which make the data questionable as the accurate source reflecting ADM. This year, among the 20+ school districts SFB has analyzed, staff has found apparent inaccuracies in ADE's monthly ADM data for four school districts. For example, Somerton ESD's ADM should be around 2,720 this year, and the November posting showed it was 471. Fowler ESD (one of Tolleson UHSDs' feeder districts), was shown to have 4,350 ADM in the October posting; it dropped to 78 in November, and then 3,186 in December. Tolleson UHSD's posted ADM in October, November, and December showed they were more than 500 above the district's daily enrollment headcounts. For Vail USD, ADM was 9,169 in the November posting, 9,891 in December, and 9,966 in January (when the ADM should be around 10,190).

These data issues with monthly ADM postings have so far not presented difficulties to the SFB since every year in July, ADE goes through major rounds of data cleaning to fix data issues before it publishes the official 40-day and 100-day ADM data, and SFB has only used the monthly numbers to develop projected 100-day ADMs. The monthly ADM data has been useful only to the extent that a comparison of ADM data in the same month for the current year and the year prior indicates ADM growth magnitude (not the ADM itself). However, if these numbers will be used to determine a school district's eligibility for new construction, then the quality of monthly posted ADM becomes critical.

In the case of Agua Fria UHSD, only October unofficial 40-day ADM and February unofficial 100-day ADM have been posted for FY 16; data for November, December, and January were not posted. The FY 16 numbers posted so far exceed the District's capacity of 7,525. Table 1 shows the monthly posted ADM for the past three years and the current year.

Table 1

	FY 13	FY 14	FY 15	FY 16
Oct posted ADM	NA	NA	7,605	7,653
Nov posted ADM	7,031	7,225	7,606	NA
Dec posted ADM	7,022	7,221	7,535	NA
Jan posted ADM	7,022	7,220	7,535	NA
Official 40-day ADM	**6,867**	**7,155**	**7,469**	**TBD**
Feb posted ADM	6,972	7,121	7,444	7,545
March posted ADM	6,822	7,111	7,361	TBD
April posted ADM	6,810	7,104	7,352	TBD
Official 100-day ADM	**6,822**	**7,110**	**7,425**	**TBD**

*Source: 45-1 attending reports by ADE.

The difference between cleaned and un-cleaned data is evident. For the last three years, ADMs posted monthly have all exhibited a declining trend throughout the same school year. If this year follows the same pattern as that of the last three years, the official 40-day and 100-day ADMs posted later this year will be lower than the numbers posted in October and February.

In Table 2, Agua Fria UHSD's October 1 enrollment by district of attendance (DOA) is compared to the cleaned 40-day ADM for FY 11 – FY 16.

Table 2

	FY 11	FY 12	FY 13	FY 14	FY 15	FY 16
40-day ADM	6,560	6,740	6,867	7,155	7,469	7,653
Oct 1 Enrollment	6,745	6,828	6,939	7,235	7,535	7,644

*40-day ADM data from 45-1 report by ADE. October 1 enrollment by attendance data provided by ADE for FY 11 - FY 13; FY 14 and FY 15 enrollment by attendance data compiled by SFB from ADE's October 1 enrollment by residence data; FY 16 October 1 enrollment data provided by Agua Fria UHSD.

Understandably, the 40-day official ADM was never above October 1 enrollment counts. For FY 16, however, the posted (un-cleaned) October 40-day ADM is above the October 1 enrollment count. Although it is not impossible, it is very unlikely that a school district's actual 40-day ADM would exceed its October 1 enrollment. The October posting of 40-day ADM is most likely overstated for this district.

Current status of Agua Fria UHSD

	FY 16	**Capacity**	**Over / below capacity**
Oct Posting 40-day ADM	7,653 (a questionable number)	7,525	Over by 128
Feb Posting 100-day ADM	7,545	7,525	Over by 20
Projected 100-day ADM	7,518	7,525	Below by 7

Prior Approval

On 3/1/07, the SFB approved this district's request for a high school with 200,000 square feet and a total budget of $32,056,000 (based on $160.28 per SF), and $1,580,459 were disbursed to the district for design fees. These monies were fully expended and a design was completed in 2008. The project was subsequently cancelled when ADM projections did not materialize. At the time of cancellation, staff informed the Board that $1,580,459 would be deducted from the award when re-approved. However, this was based on SFB Policy III. J. which has since been revised to remove that stipulation. Staff does not recommend deducting from the current award. The original design is outdated as building codes have changed since 2008. Also, it was prepared for a site which the District is reserving for a future high school. The District is seeking a larger site closer to the current growth area, which would be funded by the District.

Staff recommendation

The projected 100-day ADM is very close to the District's capacity. If the request is denied, the District will need to wait a year before being considered again for funding, even if the official 100-day ADM turns out to be higher than the projection. Staff recommends approval for Agua Fria UHSD's request for a high school as follows:

200,000 square feet X $167.05 = $33,410,000

The SFB staff will reexamine the need for this project prior to disbursing any funds to the District, per A.R.S. 15-2041.E. which states, "...The school facilities board may decline to fund the project if the square footage is no longer required due to revised enrollment projections."

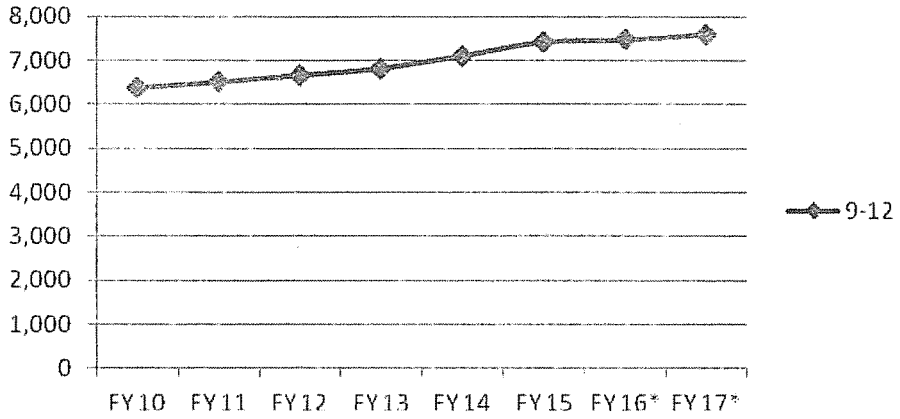
Agua Fria Union High School District

District Overview

Agua Fria Union High School District is located in the west valley of the Phoenix metro area, serving parts of the communities of Avondale, Buckeye, Goodyear and Litchfield Park. It is about 15 to 20 miles west of downtown Phoenix. Interstate 10 bisects the district. The District currently has four high schools, serving approximately 7,500 ADM.

District ADM History

For the past five years, ADM grew in a moderate range of 2.2 - 4.4% per year. The annualized growth rate for the past five years was 3.1%.

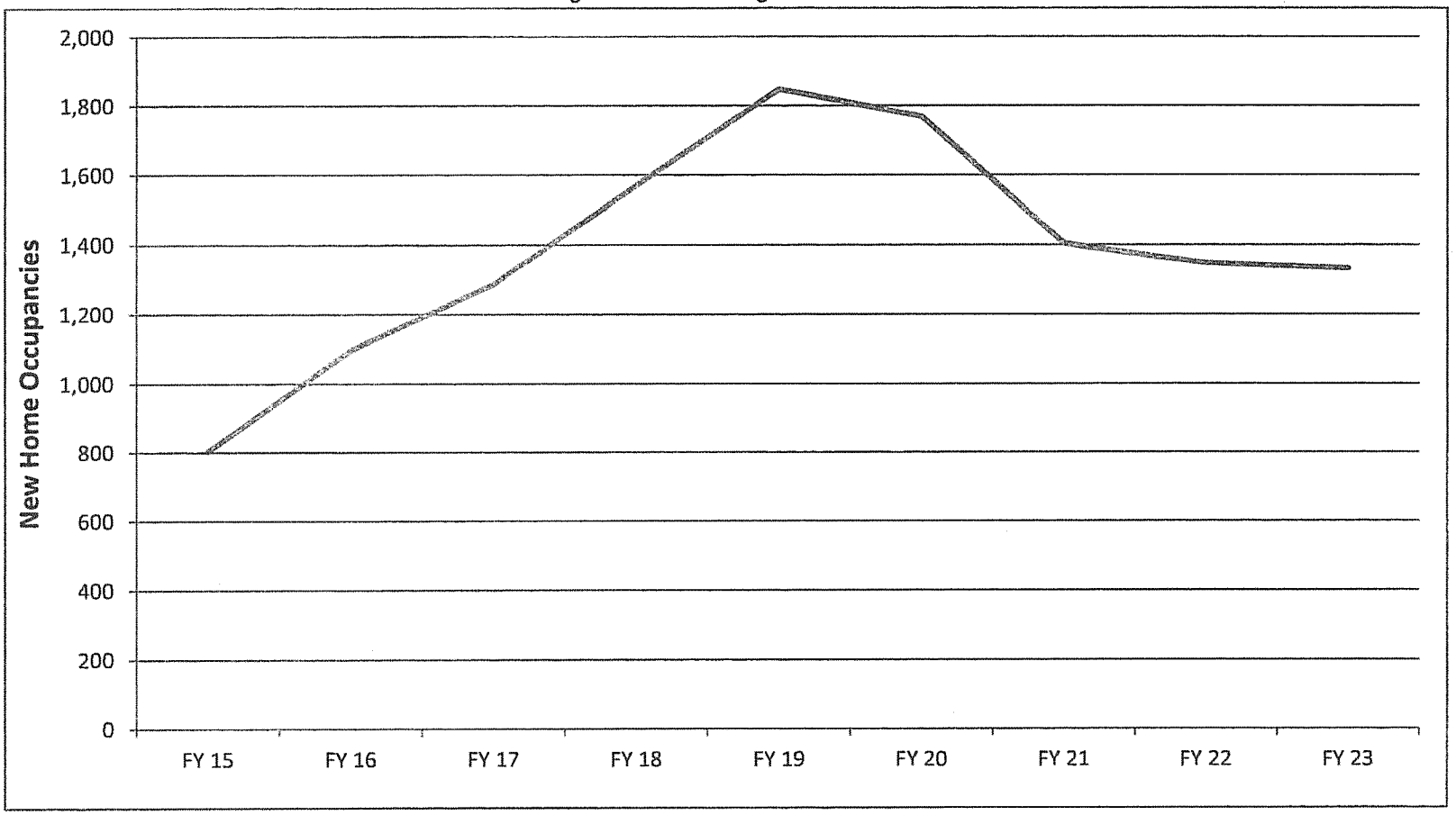


*FY 16 and FY 17: ADM projections

District Outlook

Between FY 03 and FY 07, an average of more than 3,200 new housing units were added to the District each year, fueling tremendous ADM growth during the period. While the housing market appears to have gone through a cycle of boom, bust and rebound, this district's ADM has never dropped during the past decade, an impressive feat rarely seen in other school districts. This year, the ADM is forecasted to register an increase of 1.3%, which is lower than expected due to increased charter high school enrollment. As new housing construction is picking up in the area, SFB staff expects the ADM will continue to grow in an approximate range of 1.5 - 5.5% per year during the projection cycle.

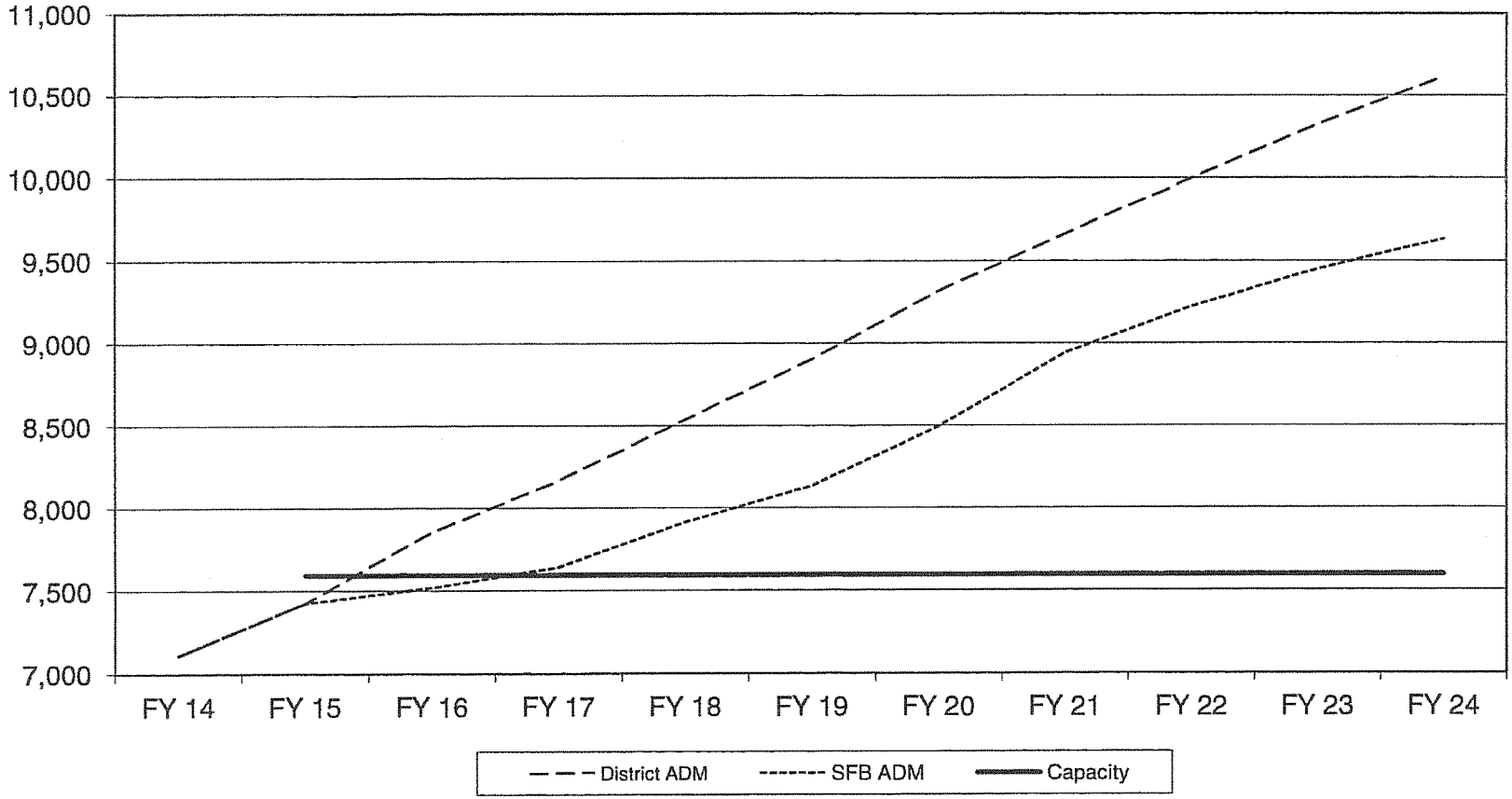
New Home Occupancies (1)
Agua Fria Union High School District



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

FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	Total
804	1,097	1,287	1,572	1,848	1,770	1,404	1,348	1,332	12,462

9-12 Graph
Agua Fria Union High School District



9-12	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	7,110	7,425	7,854	8,168	8,538	8,905	9,317	9,665	9,999	10,323	10,614
SFB ADM	7,110	7,425	7,518	7,640	7,915	8,134	8,495	8,942	9,220	9,450	9,631
Capacity		7,592	7,592	7,592	7,592	7,592	7,592	7,592	7,592	7,592	7,592

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Agua Fria Union High School District
CTD – 070516
(9-12)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
New school for 1,600 students (008N)							

Notes Regarding District's Request: Project 008N was conceptually-approved last year to be approved in FY 16. The District has a site in inventory, but is currently seeking a larger site closer to the current growth area, which would be funded by the District.

Staff Recommendation for February 23, 2016

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
New school for 1,600 students (008N)							

Note: The actual capacity of a 1,600-student school in this district would be 2,128 students.

Note: NO FUNDING IS COMMITTED TO CONCEPTUALLY-APPROVED PROJECTS. ALL CONCEPTUAL PROJECTS SUBJECT TO CHANGE upon review, and have the potential to be pushed back, eliminated, or modified.

New Construction Analysis
Agua Fria Union High School District
9-12
****REVISED****

9-12	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	7,505	7,505	7,505	7,505	7,505	7,505	7,505	7,505	7,505	7,505
Total Student Capacity	**7,505**	**7,505**	**7,505**	**7,505**	**7,505**	**7,505**	**7,505**	**7,505**	**7,505**	**7,505**
District's ADM Projections	**7,425**	**7,854**	**8,168**	**8,538**	**8,905**	**9,317**	**9,665**	**9,999**	**10,323**	**10,614**
ADM Growth Rate	4.4%	5.8%	4.0%	4.5%	4.3%	4.6%	3.7%	3.5%	3.2%	2.8%
Number of Students for which new space is required (2)		349	663	1,033	1,400	1,812	2,160	2,494	2,818	3,109
SFB Recommended ADM Projections	**7,425**	**7,518**	**7,640**	**7,915**	**8,134**	**8,495**	**8,942**	**9,220**	**9,450**	**9,631**
ADM Growth Rate	4.4%	1.3%	1.6%	3.6%	2.8%	4.4%	5.3%	3.1%	2.5%	1.9%
Number of Students for which new space is required (2)		13	135	409	629	990	1,437	1,715	1,945	2,126

(1) See Square Footage and Capacity by School page.
(2) Difference between ADM projections and Total Student Capacity.

FEBRUARY 23, 2016 STAFF RECOMMENDATION

Approve 008N as follows:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Cost per SF	Approval Total	Actual Capacity
New school - 008N	9-12	1,600	125	200,000	$167.05	$33,410,000	2,128

Square Footage and Capacity by School
Agua Fria Union High School District
****REVISED****

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Agua Fria High School	233,343	10,785	222,558	12,834	209,724	Variable	1,762
District-funded addition to A.F.H.S	26,050	26,050	0	NA	0	94	-
Millennium High School	192,809	0	192,809	18,462	174,347	Variable	1,479
District-funded addition to M.H.S	64,175	64,175	0	NA	0	94	-
SFB-funded Desert Edge High School	200,003	0	200,003	NA	200,003	94	2,128
District-funded addition to D.E.H.S	16,596	16,596	0	NA	0	94	-
SFB-funded Verrado High School	200,851	0	200,851	NA	200,851	94	2,137
District-funded addition to V.H.S	23,106	23,106	0	NA	0	94	-
Total	**956,933**	**140,712**	**816,221**	**31,296**	**784,925**		**7,505**

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

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

Local Funds Report
Agua Fria Union High School District
REVISED

2/23/2016

9-12 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Agua Fria 1027-1029 net of replacement space (FY 05)	5,168									
Millennium HS bldgs. 1017-1020 (FY 05)	12,305									
Desert Edge auditorium addition bldg. 1011 (FY 06)	11,596									
Verrado bldg. 1008 (FY 07)	16,824									
Millennium HS bldgs. 1021, 1023 (FY 08)	9,157									
Agua Fria bldg. 1031 (FY 13)	13,668									
Millennium bldgs. 1024 & 1025 (FY 13)	42,713									
Agua Fria bldg. 1032 (FY 14)	947									
Desert Edge bldg. 1012 (FY 14)	5,000									
Verrado bldg. 1011 (FY 15)	3,665									
Desert Edge dance room		5,000								
Agua Fria field house		5,000								
Cumulative Total	121,043	131,043	131,043	131,043	131,043	131,043	131,043	131,043	131,043	131,043
ADM Projections	7,425	7,518	7,640	7,915	8,134	8,495	8,942	9,220	9,450	9,631
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)	174,495	176,685	179,533	185,992	191,160	199,627	210,135	216,670	222,074	226,340
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.

New Construction Analysis
Agua Fria Union High School District
9-12

9-12	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	7,592	7,592	7,592	7,592	7,592	7,592	7,592	7,592	7,592	7,592
Total Student Capacity	**7,592**	**7,592**	**7,592**	**7,592**	**7,592**	**7,592**	**7,592**	**7,592**	**7,592**	**7,592**
District's ADM Projections	**7,425**	**7,854**	**8,168**	**8,538**	**8,905**	**9,317**	**9,665**	**9,999**	**10,323**	**10,614**
ADM Growth Rate	4.4%	5.8%	4.0%	4.5%	4.3%	4.6%	3.7%	3.5%	3.2%	2.8%
Number of Students for which new space is required (2)		262	576	946	1,313	1,725	2,073	2,407	2,731	3,022
SFB Recommended ADM Projections	**7,425**	**7,518**	**7,640**	**7,915**	**8,134**	**8,495**	**8,942**	**9,220**	**9,450**	**9,631**
ADM Growth Rate	4.4%	1.3%	1.6%	3.6%	2.8%	4.4%	5.3%	3.1%	2.5%	1.9%
Number of Students for which new space is required (2)		-	47	322	542	903	1,350	1,628	1,858	2,039

(1) See Square Footage and Capacity by School page.
(2) Difference between ADM projections and Total Student Capacity.

FEBRUARY 23, 2016 STAFF RECOMMENDATION

Approve 008N. See write-up.

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Cost per SF	Approval Total	Actual Capacity
New school - 008N	9-12	1,600	125	200,000	$167.05	$33,410,000	2,128

ADM Projections
Agua Fria Union High School District

2/17/2016

District Provided ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
9 - 12	7,110	7,425	7,854	8,168	8,538	8,905	9,317	9,665	9,999	10,323	10,614
% change		4.4%	5.8%	4.0%	4.5%	4.3%	4.6%	3.7%	3.5%	3.2%	2.8%

SFB ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
9 - 12	7,110	7,425	7,518	7,640	7,915	8,134	8,495	8,942	9,220	9,450	9,631
% change		4.4%	1.3%	1.6%	3.6%	2.8%	4.4%	5.3%	3.1%	2.5%	1.9%

Assumptions: FY 14 and FY 15 are actual based on information received from ADE. FY 16 through FY 24 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
9 - 12	7,110	7,485	7,595	7,797	8,112	8,340	8,763	9,169	9,422	9,664	9,803
% change		5.3%	1.5%	2.7%	4.0%	2.8%	5.1%	4.6%	2.8%	2.6%	1.4%

ADM History
Agua Fria Union High School District

	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	5-Year Average
9 - 12	6,373	6,510	6,664	6,822	7,110	7,425	
% change		2.2%	2.4%	2.4%	4.2%	4.4%	3.1%

Square Footage and Capacity by School
Agua Fria Union High School District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Agua Fria High School	241,851	11,600	230,251	13,239	217,012	Variable	1,819
District-funded addition to A.F.H.S	25,241	25,241	0	NA	0	94	-
Millennium High School	196,485	0	196,485	18,479	178,006	Variable	1,509
District-funded addition to M.H.S	67,747	67,747	0	NA	0	94	-
SFB-funded Desert Edge High School	200,003	0	200,003	NA	200,003	94	2,128
District-funded addition to D.E.H.S	16,596	16,596	0	NA	0	94	-
SFB-funded Verrado High School	200,851	0	200,851	NA	200,851	94	2,137
District-funded addition to V.H.S	23,106	23,106	0	NA	0	94	-
Total	**971,880**	**144,290**	**827,590**	**31,718**	**795,872**		**7,592**

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

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

Local Funds Report
Agua Fria Union High School District

2/17/2016

9-12 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Agua Fria 1027-1029 net of replacement space (FY 05)	5,474									
Millennium HS bldgs. 1017-1020 (FY 05)	12,347									
Desert Edge auditorium addition bldg. 1011 (FY 06)	11,596									
Verrado bldg. 1008 (FY 07)	16,824									
Millennium HS bldgs. 1021-1023 (FY 08)	11,265									
Agua Fria bldg. 1031 (FY 13)	8,000									
Millennium bldgs. 1024 & 1025 (FY 13)	44,135									
Agua Fria bldg. 1032 (FY 14)	5,500									
Desert Edge bldg. 1012 (FY 14)	5,000									
Verrado bldg. 1011 (FY 15)	3,665									
Desert Edge dance room		5,000								
Agua Fria field house		5,000								
Cumulative Total	123,806	133,806	133,806	133,806	133,806	133,806	133,806	133,806	133,806	133,806
ADM Projections	7,425	7,518	7,640	7,915	8,134	8,495	8,942	9,220	9,450	9,631
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)	174,495	176,685	179,533	185,992	191,160	199,627	210,135	216,670	222,074	226,340
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.

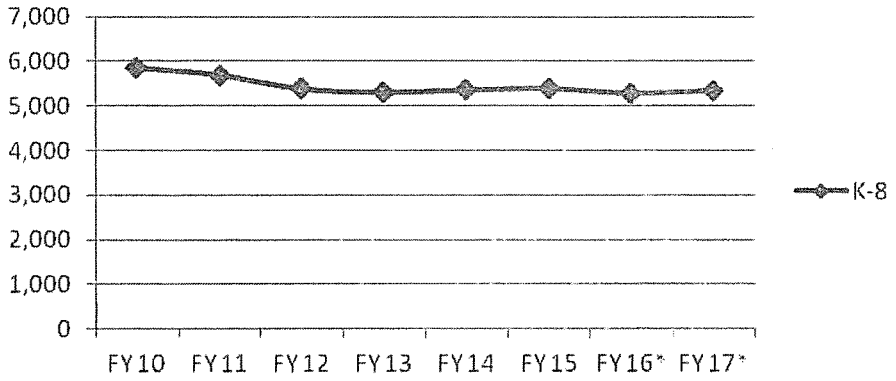
Avondale Elementary School District

District Overview

Avondale Elementary School District is located about 20 miles west of downtown Phoenix, just south of I-10, and covers parts of the communities of Goodyear and Avondale. The District currently has nine elementary schools (K-8) serving approximately 5,300 ADM.

District ADM History

Over the past five years, the District's ADM experienced negative growth ranging from -1.4% to -5.4% during the first three years before it grew modestly in the last two years, resulting in an annualized rate of -1.6%.

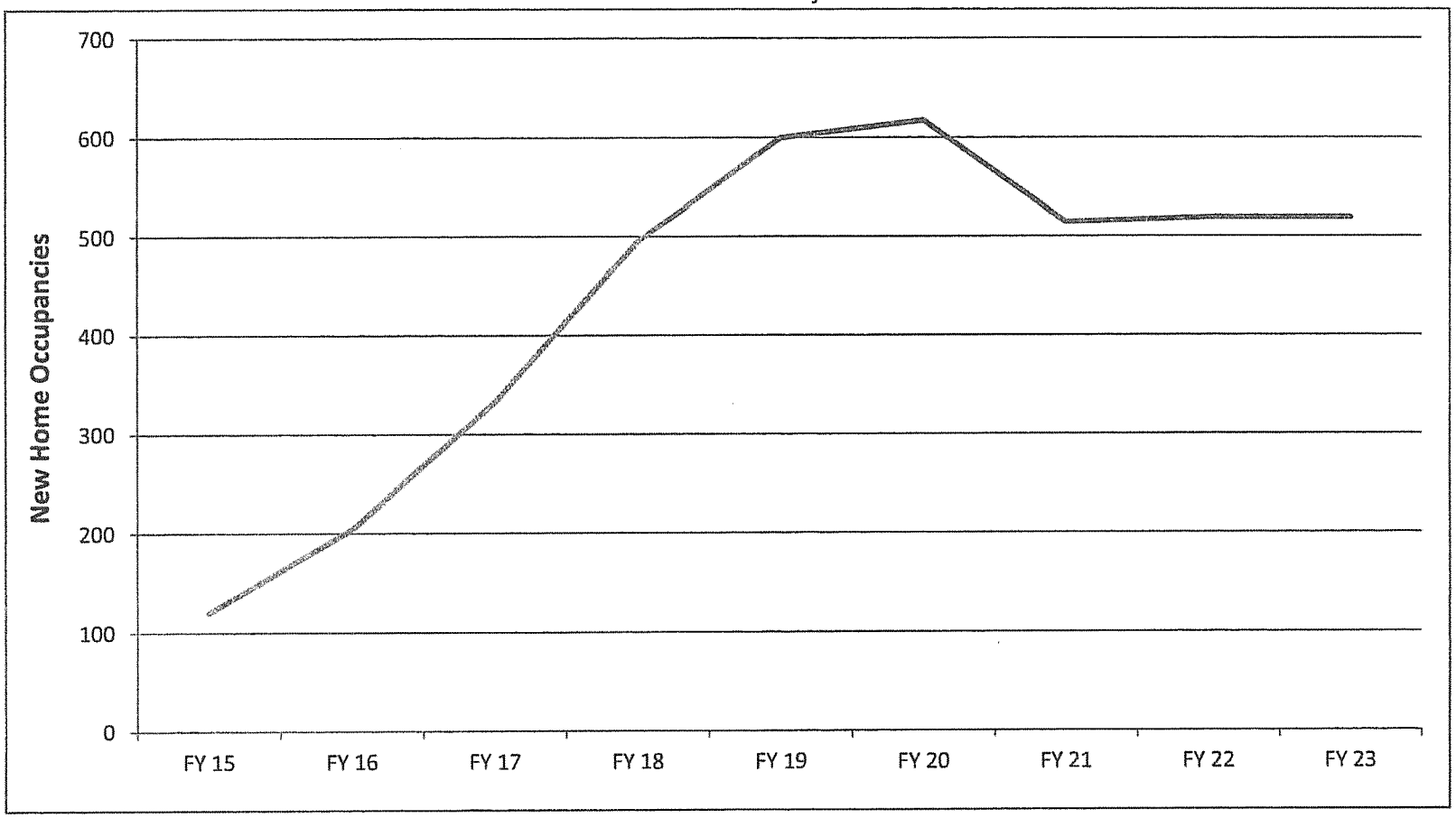


*FY 16 and FY 17: ADM projections

District Outlook

The District's ADM is forecasted to decrease by 1.8% this year. Two new charter schools (K-5 & 6-8) opened this year inside and right next to the district border. A couple of existing charter schools also expanded their enrollment. Together, they added nearly 650 ADM to the charter sector at the K-8 level. Barring unforeseen circumstances, SFB staff projects modest ADM growth for the next two years followed by annual growth mostly within the range of 2.5% – 4.0% during the current projection cycle due to substantial residential development.

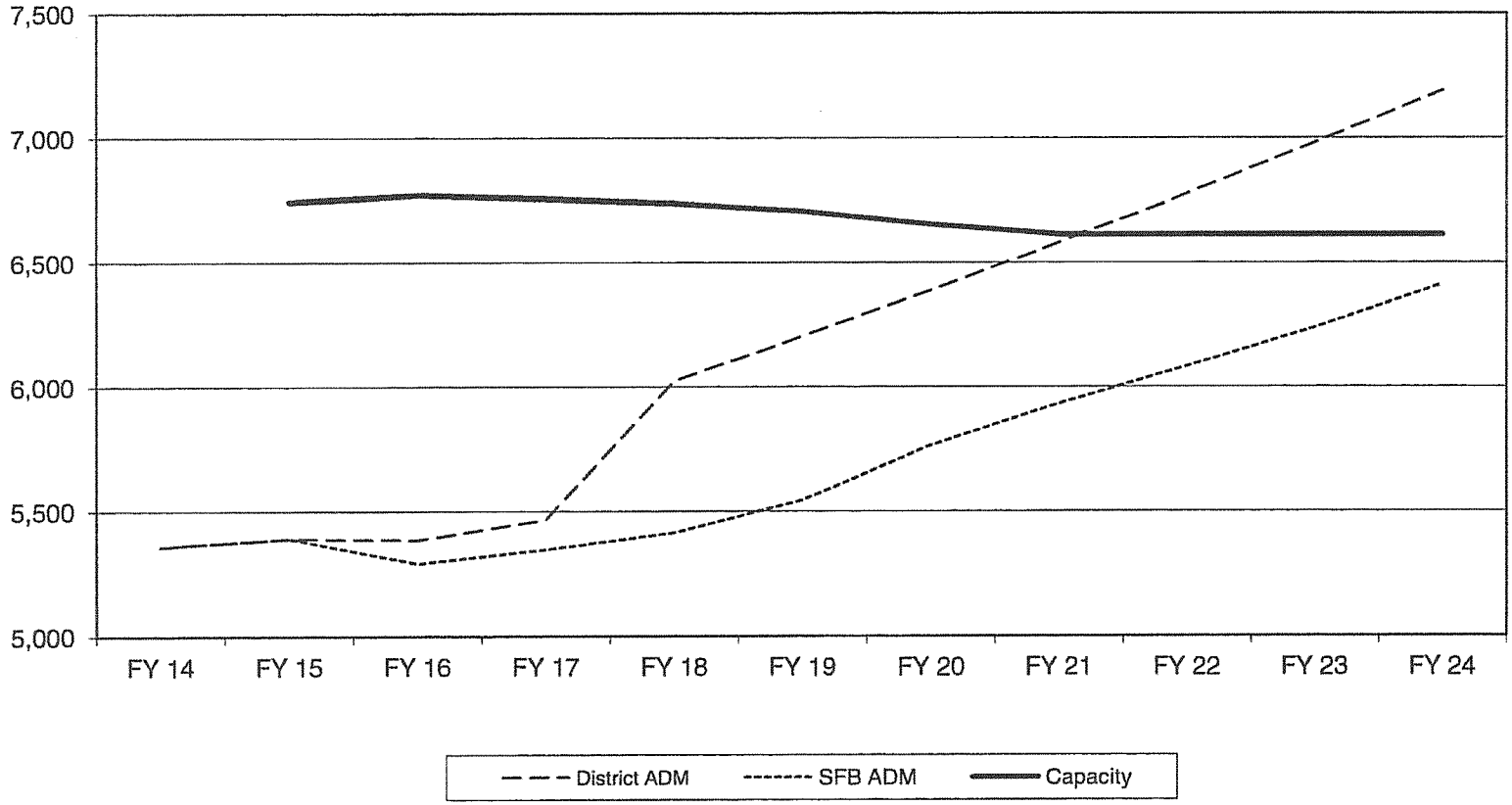
New Home Occupancies (1)
Avondale Elementary District



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

FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	Total
121	204	333	495	600	618	515	520	520	3,925

K-8 Graph
Avondale Elementary District



K-8	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	5,358	5,391	5,386	5,467	6,022	6,202	6,388	6,580	6,777	6,981	7,190
SFB ADM	5,358	5,391	5,292	5,346	5,415	5,544	5,765	5,932	6,082	6,236	6,413
Capacity		6,747	6,772	6,758	6,741	6,709	6,654	6,612	6,611	6,611	6,611

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Avondale Elementary District
CTD – 070444
(K-8)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
						K-8 for 850 (001N)	

Staff Notes Regarding District's Request: Project 001N was conceptually approved last year to be approved in FY 22. The district indicated that it owns a site for a future school. Current projections do not indicate that the school will be needed within the analysis timeframe.

Staff Recommendation for January 6, 2016

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
						No conceptual approval	

New Construction Analysis
Avondale Elementary District
K - 8

K-8	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	6,611	6,611	6,611	6,611	6,611	6,611	6,611	6,611	6,611	6,611
District-funded Capacity (2)	137	161	148	131	98	43	1	-	-	-
Total Student Capacity	**6,747**	**6,772**	**6,758**	**6,741**	**6,709**	**6,654**	**6,612**	**6,611**	**6,611**	**6,611**
District's ADM Projections	**5,391**	**5,386**	**5,467**	**6,022**	**6,202**	**6,388**	**6,580**	**6,777**	**6,981**	**7,190**
ADM Growth Rate	0.6%	-0.1%	1.5%	10.2%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Number of Students for which new space is required (3)		-	-	-	-	-	-	166	370	579
SFB Recommended ADM Projections	**5,391**	**5,292**	**5,346**	**5,415**	**5,544**	**5,765**	**5,932**	**6,082**	**6,236**	**6,413**
ADM Growth Rate	0.6%	-1.8%	1.0%	1.3%	2.4%	4.0%	2.9%	2.5%	2.5%	2.8%
Number of Students for which new space is required (3)		-	-	-	-	-	-	-	-	-

(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.

JANUARY 6, 2016 STAFF RECOMMENDATION

No conceptual approval.

ADM Projections
Avondale Elementary District

12/28/2015

District Provided ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	5,358	5,391	5,386	5,467	6,022	6,202	6,388	6,580	6,777	6,981	7,190
% change		0.6%	-0.1%	1.5%	10.2%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%

SFB ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	5,358	5,391	5,292	5,346	5,415	5,544	5,765	5,932	6,082	6,236	6,413
% change		0.6%	-1.8%	1.0%	1.3%	2.4%	4.0%	2.9%	2.5%	2.5%	2.8%

Assumptions: FY 14 and FY 15 are actual based on information received from ADE. FY 16 through FY 24 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	5,358	5,412	5,459	5,593	5,777	5,974	6,236	6,478	6,697	6,910	7,169
% change		1.0%	0.9%	2.5%	3.3%	3.4%	4.4%	3.9%	3.4%	3.2%	3.8%

ADM History
Avondale Elementary District

	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	5-Year Average
K - 8	5,843	5,688	5,382	5,308	5,358	5,391	
% change		-2.7%	-5.4%	-1.4%	1.0%	0.6%	-1.6%

Square Footage and Capacity by School
Avondale Elementary District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Avondale Pre-School	11,627	0	11,627	0	11,627	88.5	131
Michael Anderson (formerly Avondale Elementary School)	78,020	0	78,020	7,219	70,801	88.5	800
Eliseo C. Felix (formerly Pioneer School) (2)	47,509	0	47,509	0	47,509	88.5	537
Eliseo C. Felix (formerly Pioneer School) (3)	1,900	0	1,900	0	1,900	80.9	23
Lattie Coor School	48,175	0	48,175	0	48,175	88.5	544
Avondale Middle School	88,931	0	88,931	8,646	80,285	88.5	907
Wildflower School	61,940	0	61,940	0	61,940	88.5	700
District-funded addition to Wildflower	3,908	3,908	0	NA	0		
SFB-funded Desert Star School	67,500	0	67,500	NA	67,500	80.9	834
District-funded addition to Desert Star	9,957	9,311	646	0	646	88.5	7
SFB-funded addition to Desert Star (4)	11,060	0	11,060	NA	11,060	80	138
SFB-funded Desert Thunder	76,500	0	76,500	NA	76,500	80	956
District-funded addition to Desert Thunder	9,925	7,875	2,050	0	2,050	88.5	23
SFB-funded addition to Desert Thunder (5)	2,085	0	2,085	NA	2,085	80	26
SFB-funded Centerra Mirage (6)	78,566	0	78,566	NA	78,566	80	982
District-funded addition to Centerra Mirage	7,887	7,887	0	0	0	88.5	-
Copper Trails (7)	89,766	78,839	10,927	NA	10,927	80	137
Total	**695,256**	**107,820**	**587,436**	**15,865**	**571,571**		**6,747**

(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 4,320 SF replacement space funded through Deficiency Corrections and 2,404 SF added by the district with A bonds. Does NOT include 2,900 SF additional space funded through Deficiency Corrections.

(3) Includes 1,900 SF additional space funded through Deficiency Corrections.

(4) Includes 20 SF above original SFB approval, but designed and constructed within SFB budget.

(5) Includes 55 SF above original SFB approval, but designed and constructed within SFB budget.

(6) This school was designed and funded for 78,566 SF (26 SF above original SFB approval), but only 78,526 SF were built according to the district. However, the entire SFB-funded amount of SF gets included in district's capacity.

(7) Currently 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.

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

Local Funds Report
Avondale Elementary District

12/28/2015

K-8 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Copper Trails (FY 09)	89,766									
Wildflower Bldg. 1014 (FY 09)	3,908									
Desert Star Bldg. 1007 (FY 09)	9,311									
Desert Thunder Bldg. 1007 (FY 09)	7,875									
Centerra Mirage Bldg. 1009 (FY 09)	7,887									
Cumulative Total	118,747	118,747	118,747	118,747	118,747	118,747	118,747	118,747	118,747	118,747
ADM Projections	5,391	5,292	5,346	5,415	5,544	5,765	5,932	6,082	6,236	6,413
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)	107,820	105,834	106,930	108,301	110,872	115,295	118,634	121,640	124,719	128,262
Square Footage to be built in excess of 25% threshold	10,927	12,913	11,817	10,446	7,875	3,452	113	0	0	0
Capacity	137	161	148	131	98	43	1	0	0	0

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

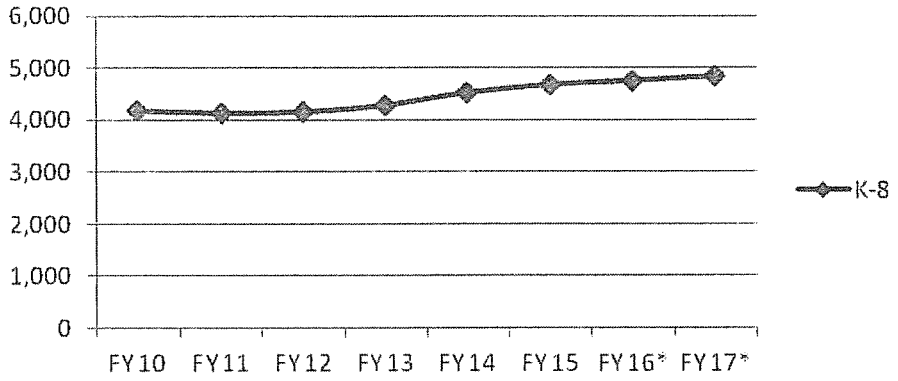
Buckeye Elementary School District

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 six K-8 schools, serving over 4,750 ADM.

District ADM History

Over the past five years, the District's ADM went through slight negative growth during the first year but grew consistently afterwards, resulting in a five-year annualized growth rate of 2.3%.

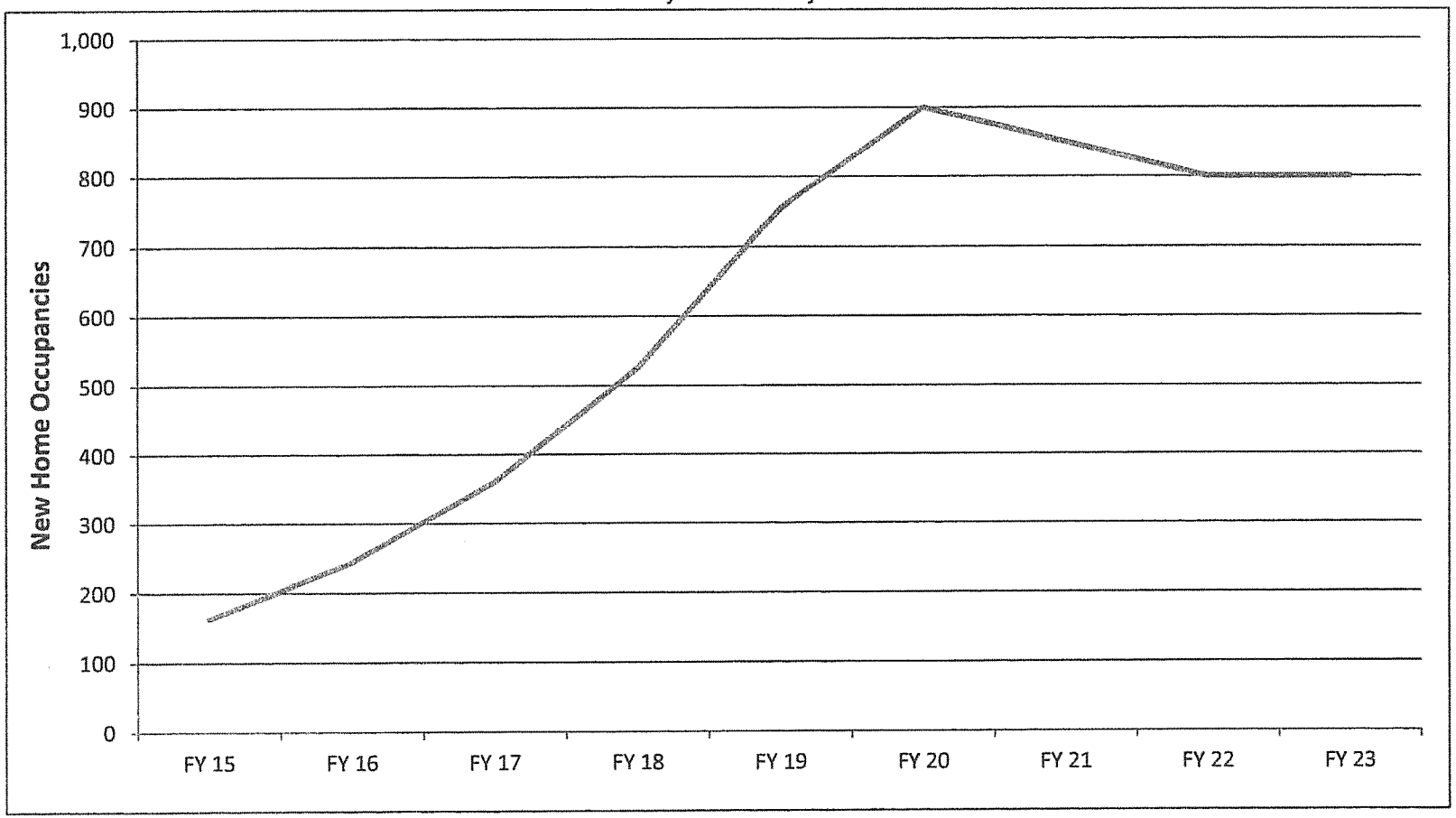


*FY 16 and FY 17: ADM projections

District Outlook

This year the District's ADM is forecasted to grow by 1.6%, lower than previously expected. The housing market for new homes fares significantly better than last year in the City of Buckeye; however, this district (which comprises part of the City) saw a drop of 24% in new construction in FY 15, thus bringing in a smaller number of students than expected in FY 16. Barring unforeseen expansion of the charter sector, SFB staff projects ADM growth throughout the projection cycle as new housing construction increases.

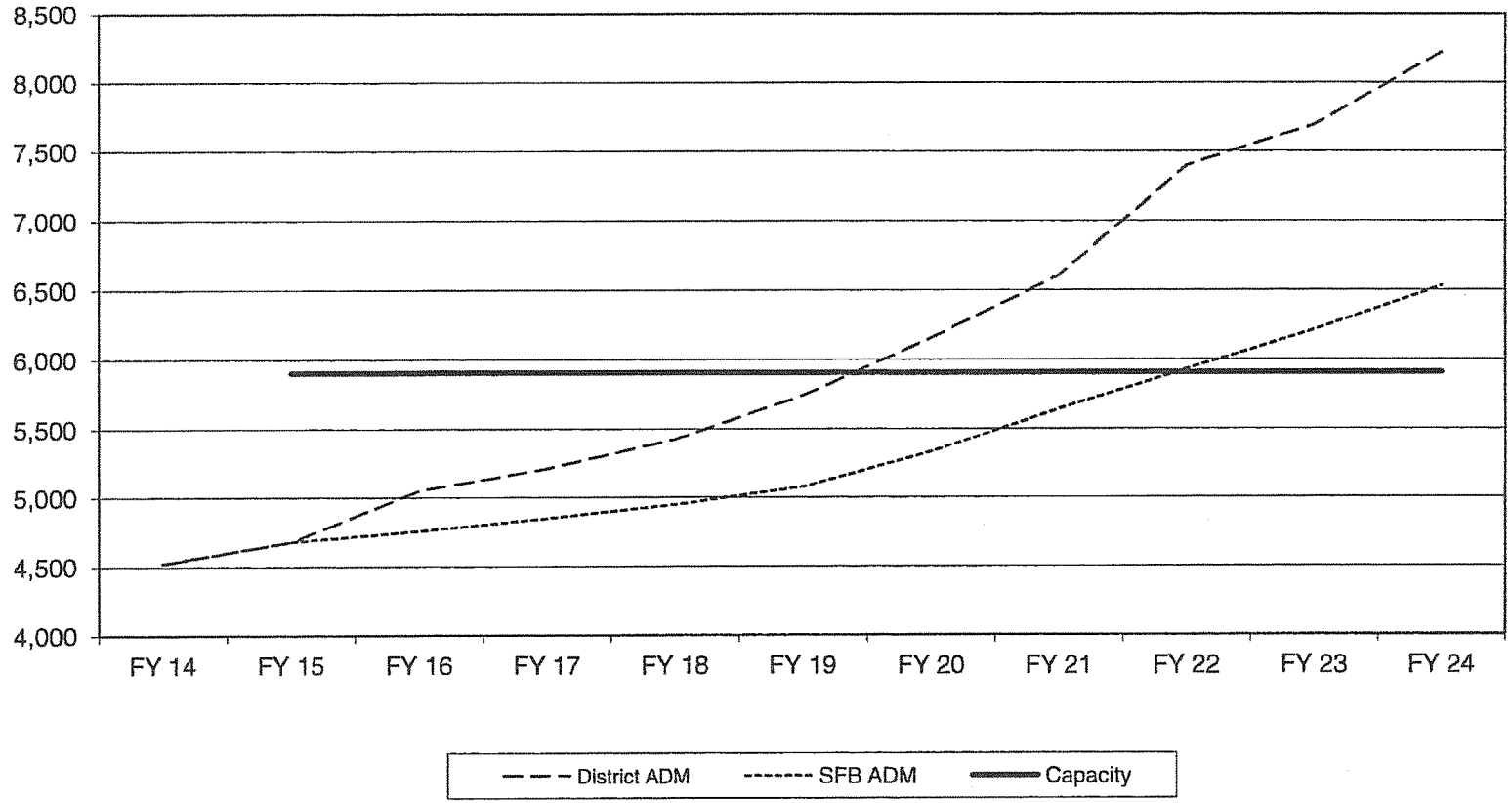
New Home Occupancies (1)
Buckeye Elementary District



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

FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	Total
162	244	361	526	755	900	850	800	800	5,398

K-8 Graph
Buckeye Elementary District



K-8	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	4,523	4,680	5,050	5,210	5,423	5,741	6,154	6,603	7,400	7,692	8,219
SFB ADM	4,523	4,680	4,756	4,846	4,946	5,077	5,334	5,639	5,928	6,211	6,528
Capacity		5,905	5,905	5,905	5,905	5,905	5,905	5,905	5,905	5,905	5,905

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Buckeye Elementary District
CTD – 070433
(K-8)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
			K-8 for 800 (011N)				

Staff Notes Regarding District's Request: This project was conceptually approved last year to be approved in FY 21. The district indicated that a site would be donated for a future school.

Staff Recommendation for January 6, 2016

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
						K-8 for 800 (011N) (Conceptual)	

Note: The actual capacity of an 800-student K-8 school in this district is 924 students.

Note: NO FUNDING IS COMMITTED TO CONCEPTUALLY-APPROVED PROJECTS. ALL CONCEPTUAL PROJECTS SUBJECT TO CHANGE upon review, and have the potential to be pushed back, eliminated, or modified.

New Construction Analysis
Buckeye Elementary District
K - 8

K-8	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	5,905	5,905	5,905	5,905	5,905	5,905	5,905	5,905	5,905	5,905
Total Student Capacity	**5,905**	**5,905**	**5,905**	**5,905**	**5,905**	**5,905**	**5,905**	**5,905**	**5,905**	**5,905**
District's ADM Projections	**4,680**	**5,050**	**5,210**	**5,423**	**5,741**	**6,154**	**6,603**	**7,400**	**7,692**	**8,219**
ADM Growth Rate	3.5%	7.9%	3.2%	4.1%	5.9%	7.2%	7.3%	12.1%	3.9%	6.9%
Number of Students for which new space is required (2)		-	-	-	-	249	698	1,495	1,787	2,314
SFB Recommended ADM Projections	**4,680**	**4,756**	**4,846**	**4,946**	**5,077**	**5,334**	**5,639**	**5,928**	**6,211**	**6,528**
ADM Growth Rate	3.5%	1.6%	1.9%	2.1%	2.6%	5.1%	5.7%	5.1%	4.8%	5.1%
Number of Students for which new space is required (2)		-	-	-	-	-	-	23	306	623

(1) See Square Footage and Capacity by School page.
(2) Difference between ADM projections and Total Student Capacity.

JANUARY 6, 2016 STAFF RECOMMENDATION

The staff recommendation is to conceptually approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Approval FY
011N - New school	K-8	800	92.4	73,920	924	FY 22

ADM Projections
Buckeye Elementary District

12/28/2015

District Provided ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	4,523	4,680	5,050	5,210	5,423	5,741	6,154	6,603	7,400	7,692	8,219
% change		3.5%	7.9%	3.2%	4.1%	5.9%	7.2%	7.3%	12.1%	3.9%	6.9%

SFB ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	4,523	4,680	4,756	4,846	4,946	5,077	5,334	5,639	5,928	6,211	6,528
% change		3.5%	1.6%	1.9%	2.1%	2.6%	5.1%	5.7%	5.1%	4.8%	5.1%

Assumptions: FY 14 and FY 15 are actual based on information received from ADE. FY 16 through FY 24 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	4,523	4,728	4,891	5,060	5,283	5,549	5,903	6,205	6,461	6,769	7,083
% change		4.5%	3.4%	3.4%	4.4%	5.0%	6.4%	5.1%	4.1%	4.8%	4.6%

ADM History
Buckeye Elementary District

	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	5-Year Average
K - 8	4,172	4,128	4,148	4,277	4,523	4,680	
% change		-1.1%	0.5%	3.1%	5.7%	3.5%	2.3%

Square Footage and Capacity by School
Buckeye Elementary District

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 Sundance	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	80.0	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	80.0	924
Total K-8 Square Footage	**546,169**	**58,100**	**488,069**	**2,160**	**485,909**		**5,905**

(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.

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

Local Funds Report
Buckeye Elementary District

12/28/2015

K-8 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Buckeye El bldg. 1025 (FY 10)	1,415									
Addition to Bales	9,130									
Addition to Sundance	10,790									
Steven Jasinski bldg. 1002 (FY 13)	6,552									
Cumulative Total	27,887	27,887	27,887	27,887	27,887	27,887	27,887	27,887	27,887	27,887
ADM Projections	4,680	4,756	4,846	4,946	5,077	5,334	5,639	5,928	6,211	6,528
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)	93,593	95,127	96,918	98,929	101,547	106,680	112,790	118,553	124,218	130,560
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.

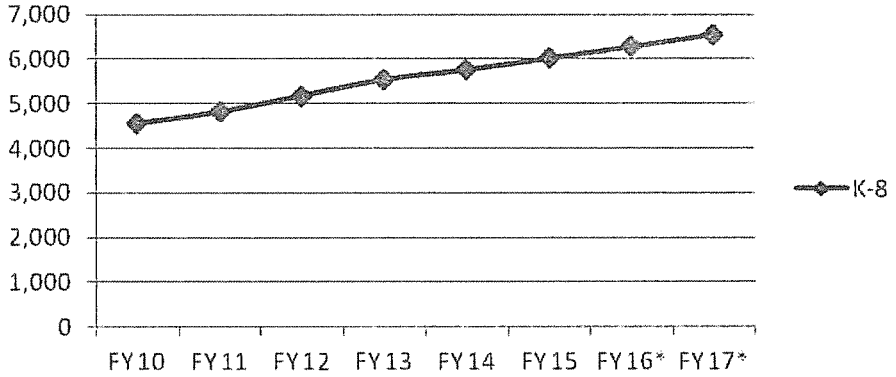
Laveen Elementary School District

District Overview

Laveen Elementary School District is located in the southwest portion of Phoenix, nestled between South Mountain and the Estrella Mountains. It was an agricultural community until the early 2000's, but characteristics have changed since then. The District currently has seven K-8 schools with another under construction (with local funds) and is serving more than 6,250 ADM.

District ADM History

After surging to annual growth rates of 24% - 32% between FY 05 and FY 08, the rate dropped to 4.6% in FY 09, and further decreased to -1.2% in FY 10. It has since come back to the positive territory. The annualized growth rate over the past five years was 5.8%.

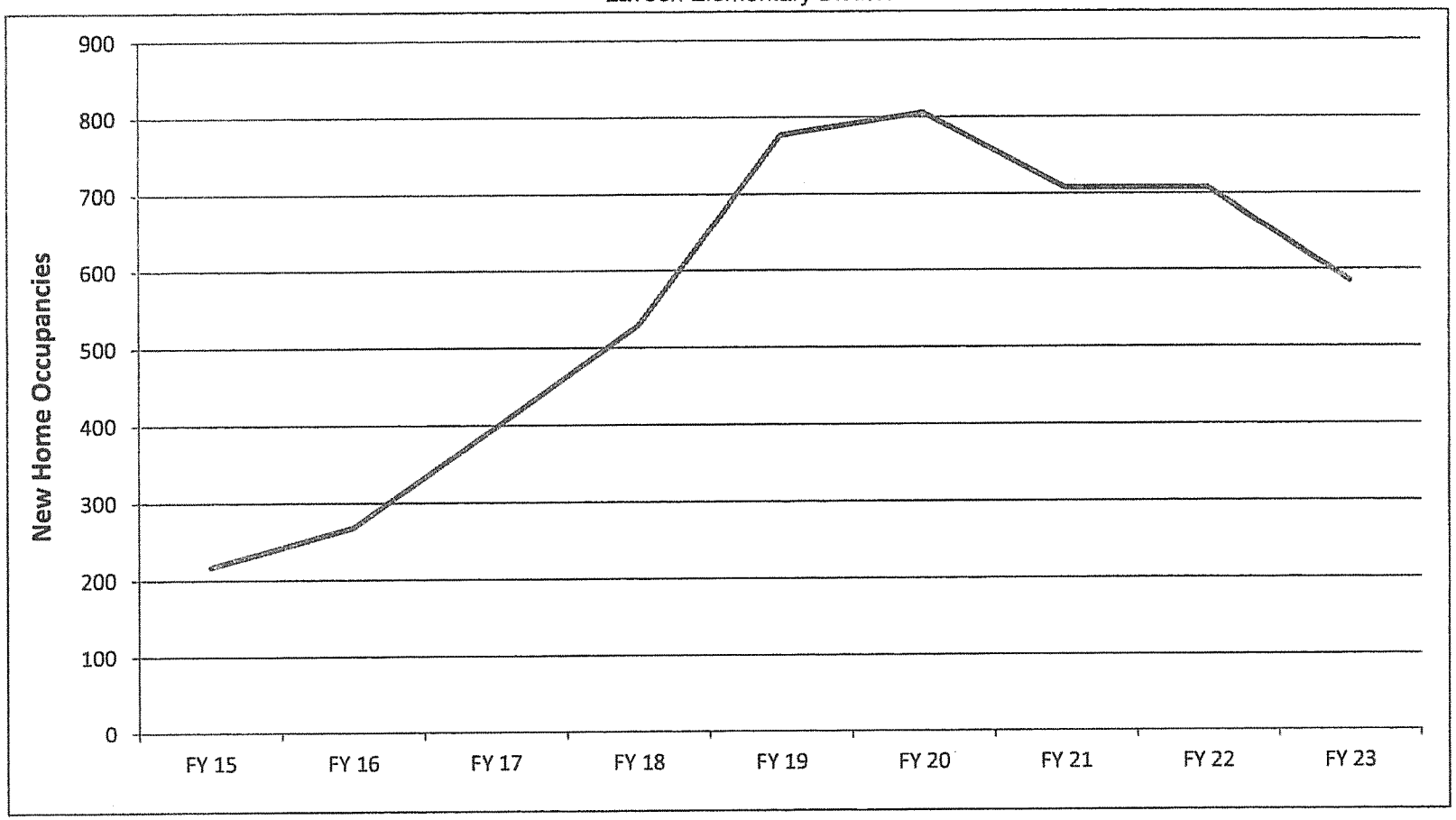


*FY 16 and FY 17: ADM projections

District Outlook

At the height of the housing market in FY 06 and FY 07, more than 2,500 housing units were completed each year, resulting in tremendous ADM growth during those years. The subsequent housing bust brought on a large number of foreclosures/short sales in the area, and the median housing price dropped more than 50%. Following a 1.2% decline in FY 10, the District's ADM saw a significant rebound with annual growth rates of 5.7% - 7.6% during FY 11 - FY 13 as the absorption of housing inventories took place. Following a continued ADM increase in FY 14 and FY 15, the district's ADM is forecasted to grow by another 4.4% this year. Because of the District's relative proximity to downtown Phoenix, attractive housing prices and availability of land, the District is expected to experience annual growth rates in the range of 4.0 - 5.5% for most years in the projection timeframe as more housing developments come to the area.

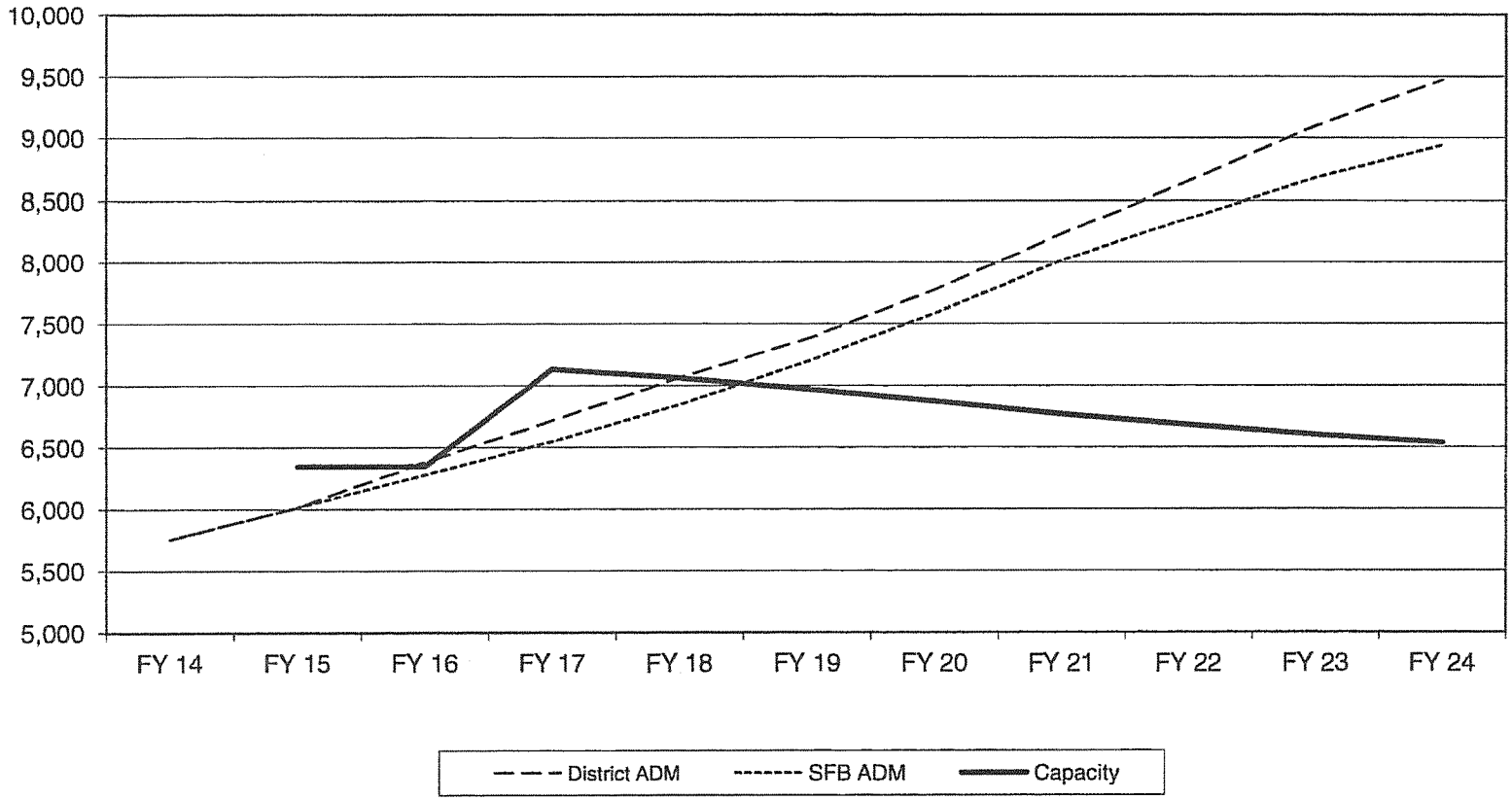
New Home Occupancies (1)
Laveen Elementary District



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

FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	Total
217	268	397	529	777	806	707	708	585	4,994

K-8 Graph
Laveen Elementary District



K-8	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	5,756	6,013	6,379	6,715	7,065	7,375	7,779	8,225	8,656	9,097	9,475
SFB ADM	5,756	6,013	6,278	6,547	6,844	7,193	7,585	8,013	8,354	8,680	8,941
Capacity		6,345	6,345	7,133	7,058	6,971	6,873	6,766	6,681	6,599	6,534

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Laveen Elementary District
CTD – 070459
(K-8)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
	K-8 for 1,000 (009N)			K-8 for 1,000 (010N)			

Staff Notes Regarding District's Request: Projects 009N and 010N were conceptually-approved last year to be approved in FY 17 and FY 20, respectively. The district has land in inventory for future school sites.

Staff Recommendation for January 6, 2016

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
			K-8 for 1,000 (009N) (Conceptual)		K-8 for 1,000 (010N) (Conceptual)		

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

Note: NO FUNDING IS COMMITTED TO CONCEPTUALLY-APPROVED PROJECTS. ALL CONCEPTUAL PROJECTS SUBJECT TO CHANGE upon review, and have the potential to be pushed back, eliminated, or modified.

New Construction Analysis
Laveen Elementary District
K - 8

K-8	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	6,345	6,345	6,345	6,345	6,345	6,345	6,345	6,345	6,345	6,345
District-funded Capacity (2)	-	-	788	713	626	528	421	336	254	189
Total Student Capacity	**6,345**	**6,345**	**7,133**	**7,058**	**6,971**	**6,873**	**6,766**	**6,681**	**6,599**	**6,534**
District's ADM Projections	**6,013**	**6,379**	**6,715**	**7,065**	**7,375**	**7,779**	**8,225**	**8,656**	**9,097**	**9,475**
ADM Growth Rate	4.5%	6.1%	5.3%	5.2%	4.4%	5.5%	5.7%	5.2%	5.1%	4.2%
Number of Students for which new space is required (3)		34	-	7	404	906	1,459	1,975	2,498	2,941
SFB Recommended ADM Projections	**6,013**	**6,278**	**6,547**	**6,844**	**7,193**	**7,585**	**8,013**	**8,354**	**8,680**	**8,941**
ADM Growth Rate	4.5%	4.4%	4.3%	4.5%	5.1%	5.4%	5.6%	4.3%	3.9%	3.0%
Number of Students for which new space is required (3)		-	-	-	223	711	1,247	1,673	2,081	2,407

(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.

JANUARY 6, 2016 STAFF RECOMMENDATION

The staff recommendation is to conceptually approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Approval FY
009N - New School	K-8	1,000	92.4	92,400	1,155	FY 19
010N - New School	K-8	1,000	92.4	92,400	1,155	FY 21

ADM Projections
Laveen Elementary District

12/28/2015

District Provided ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	5,756	6,013	6,379	6,715	7,065	7,375	7,779	8,225	8,656	9,097	9,475
% change		4.5%	6.1%	5.3%	5.2%	4.4%	5.5%	5.7%	5.2%	5.1%	4.2%

SFB ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	5,756	6,013	6,278	6,547	6,844	7,193	7,585	8,013	8,354	8,680	8,941
% change		4.5%	4.4%	4.3%	4.5%	5.1%	5.4%	5.6%	4.3%	3.9%	3.0%

Assumptions: FY 14 and FY 15 are actual based on information received from ADE. FY 16 through FY 24 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	5,756	6,006	6,262	6,553	6,877	7,303	7,699	8,118	8,415	8,710	8,951
% change		4.3%	4.3%	4.6%	5.0%	6.2%	5.4%	5.4%	3.7%	3.5%	2.8%

ADM History
Laveen Elementary District

	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	5-Year Average
K - 8	4,546	4,806	5,170	5,535	5,756	6,013	
% change		5.7%	7.6%	7.1%	4.0%	4.5%	5.8%

Square Footage and Capacity by School
Laveen Elementary District

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 addtition 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
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
Total K-8	**613,698**	**101,440**	**512,258**	**0**	**512,258**		**6,345**

(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.

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

Local Funds Report
Laveen Elementary District

12/28/2015

K-8 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
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 12)	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									
School #8			94,111							
Cumulative Total	99,844	99,844	193,955	193,955	193,955	193,955	193,955	193,955	193,955	193,955
ADM Projections	6,013	6,278	6,547	6,844	7,193	7,585	8,013	8,354	8,680	8,941
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)	120,258	125,552	130,944	136,879	143,870	151,691	160,260	167,079	173,603	178,817
Square Footage to be built in excess of 25% threshold	0	0	63,011	57,076	50,085	42,264	33,695	26,876	20,352	15,138
Capacity of excess square footage	0	0	788	713	626	528	421	336	254	189

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

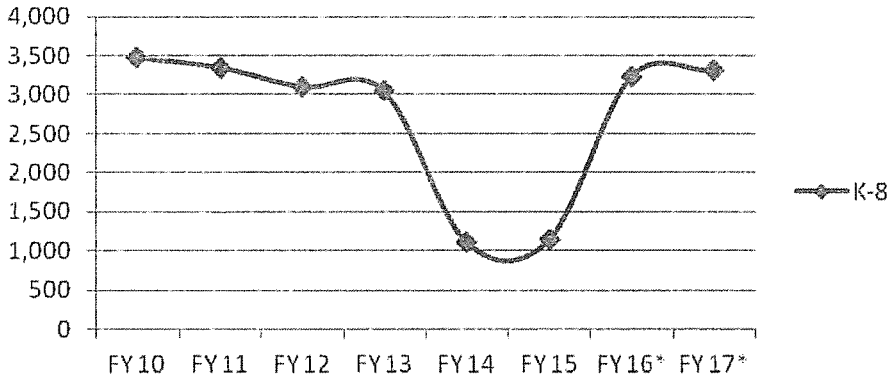
Liberty Elementary School District

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 last decade brought fast growth to the District. In FY 14, the District converted three schools into district-owned charter schools; they are no longer charter schools as of FY 16. The District has five K-8 schools, serving more than 3,200 ADM.

District ADM History

Over the past five years, the District's ADM declined at an annualized rate of -20.0%. Growth rates were all in the negative territory during FY 11 – FY 13 before decreasing further by 63.7% in FY 14 when the District converted three schools to charter schools.

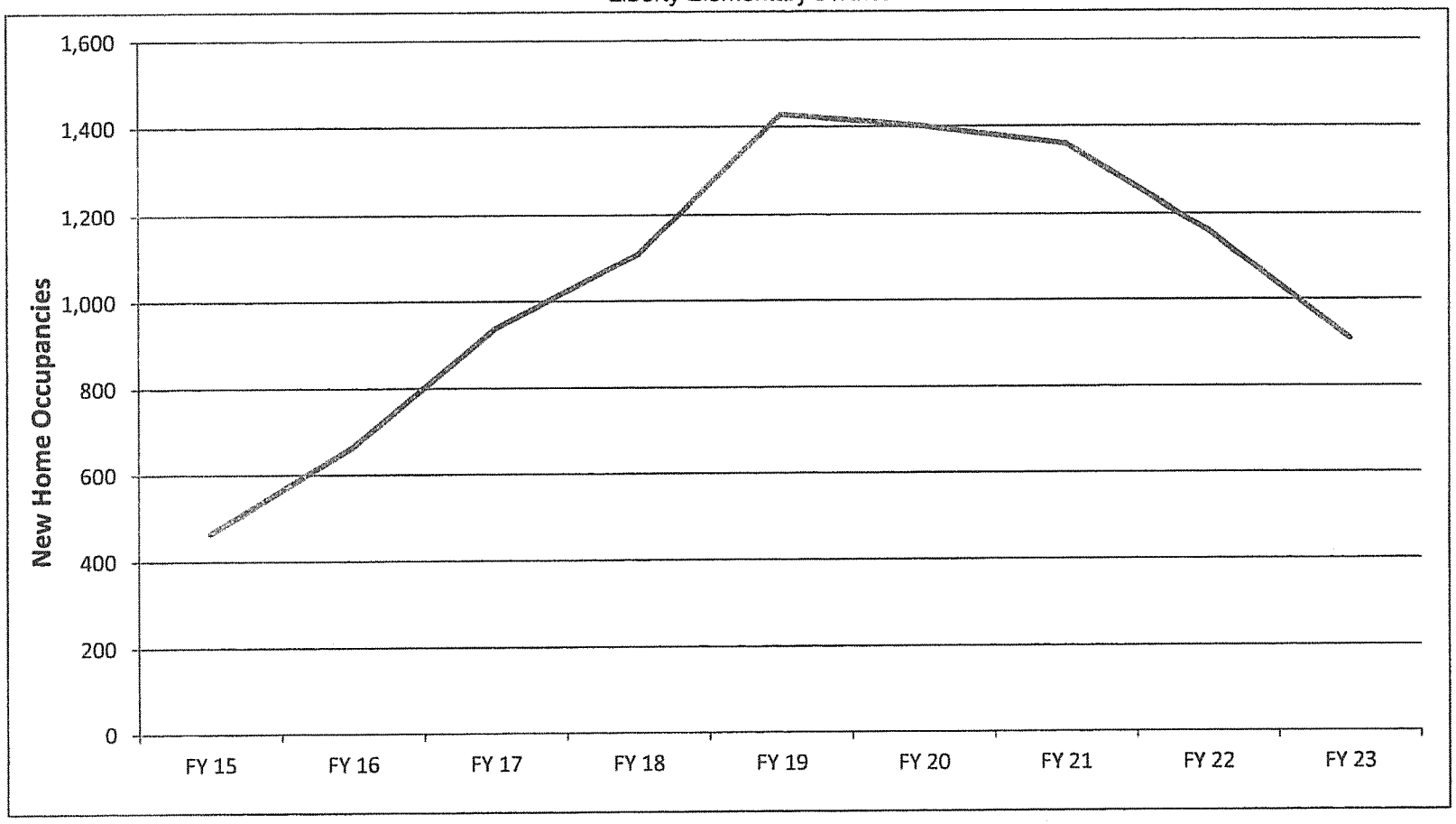


*FY 16 and FY 17: ADM projections

District Outlook

The District experienced declines in ADM between FY 10 and FY 13 when a charter school opened and went through a significant expansion in the area. In FY 14, the District lost nearly two-thirds of its ADM after it converted three district schools to charter schools. This year, with these three schools reverted to district schools, the District's ADM is forecasted to increase by 184% from last year. The area is expected to see significant housing development in future years. SFB staff projects that the annual ADM growth rates will be mostly in the upper single-digit level in the current projection cycle, barring unforeseen expansion of the charter sector in or near the area.

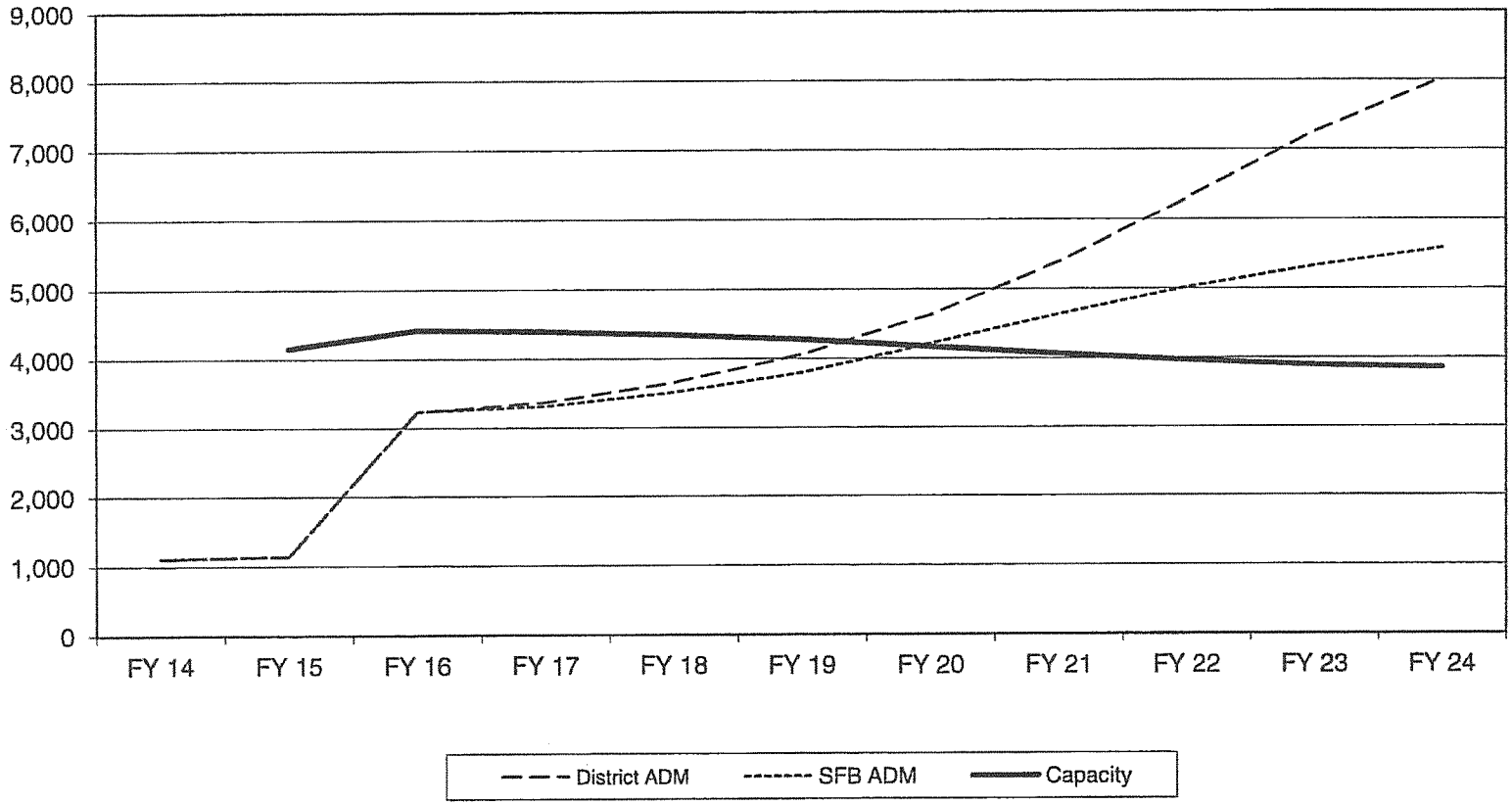
New Home Occupancies (1)
Liberty Elementary District



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

FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	Total
465	665	939	1,108	1,428	1,400	1,360	1,160	909	9,434

K-8 Graph
Liberty Elementary District



K-8	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	1,108	1,138	3,227	3,368	3,651	4,056	4,621	5,380	6,302	7,250	8,016
SFB ADM	1,108	1,138	3,229	3,310	3,511	3,794	4,207	4,623	5,014	5,314	5,587
Capacity		4,153	4,411	4,391	4,341	4,270	4,167	4,063	3,965	3,890	3,851

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Liberty Elementary District
CTD – 070425
(K-8)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
					K-8 for 800 (005N)		

Staff Notes Regarding District's Request: This project was conceptually approved last year to be approved in FY 20.

Staff Recommendation for January 6, 2016

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
				K-8 for 800 (005N) (Conceptual)			

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

Note: NO FUNDING IS COMMITTED TO CONCEPTUALLY-APPROVED PROJECTS. ALL CONCEPTUAL PROJECTS SUBJECT TO CHANGE upon review, and have the potential to be pushed back, eliminated, or modified.

New Construction Analysis
Liberty Elementary District
K - 8

K-8	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
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)	302	560	540	490	419	316	212	114	39	-
Total Student Capacity	**4,153**	**4,411**	**4,391**	**4,341**	**4,270**	**4,167**	**4,063**	**3,965**	**3,890**	**3,851**
District's ADM Projections	**1,138**	**3,227**	**3,368**	**3,651**	**4,056**	**4,621**	**5,380**	**6,302**	**7,250**	**8,016**
ADM Growth Rate	2.7%	183.6%	4.4%	8.4%	11.1%	13.9%	16.4%	17.1%	15.0%	10.6%
Number of Students for which new space is required (3)		-	-	-	-	454	1,317	2,337	3,360	4,165
SFB Recommended ADM Projections	**1,138**	**3,229**	**3,310**	**3,511**	**3,794**	**4,207**	**4,623**	**5,014**	**5,314**	**5,587**
ADM Growth Rate	2.7%	183.8%	2.5%	6.1%	8.1%	10.9%	9.9%	8.5%	6.0%	5.1%
Number of Students for which new space is required (3)		-	-	-	-	40	561	1,049	1,424	1,736

(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.

JANUARY 6, 2016 STAFF RECOMMENDATION

The staff recommendation is to conceptually approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Approval FY
005N - New school	K-8	800	92.4	73,920	924	FY 20

ADM Projections
Liberty Elementary District

12/28/2015

District Provided ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	1,108	1,138	3,227	3,368	3,651	4,056	4,621	5,380	6,302	7,250	8,016
% change		2.7%	183.6%	4.4%	8.4%	11.1%	13.9%	16.4%	17.1%	15.0%	10.6%

SFB ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	1,108	1,138	3,229	3,310	3,511	3,794	4,207	4,623	5,014	5,314	5,587
% change		2.7%	183.8%	2.5%	6.1%	8.1%	10.9%	9.9%	8.5%	6.0%	5.1%

Assumptions: FY 14 and FY 15 are actual based on information received from ADE. FY 16 through FY 24 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	1,108	1,143	3,270	3,418	3,659	3,996	4,451	4,906	5,248	5,465	5,751
% change		3.2%	186.1%	4.5%	7.1%	9.2%	11.4%	10.2%	7.0%	4.2%	5.2%

ADM History
Liberty Elementary District

	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	5-Year Average
K - 8	3,472	3,349	3,100	3,048	1,108	1,138	
% change		-3.5%	-7.4%	-1.7%	-63.7%	2.7%	-20.0%

Square Footage and Capacity by School
Liberty Elementary District

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	11,863	3,720	NA	3,720	80.0	47
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)	64,640	0	64,640	NA	64,640	80.9	799
District-funded addition to Westar	20,409	0	20,409	NA	20,409	80.0	255
SFB-funded Freedom Elementary School	73,920	0	73,920	NA	73,920	80.9	914
District-funded addition to Freedom	7,408	7,408	0	NA	0	80.0	0
	380,862	**34,867**	**345,995**	**150**	**345,845**		**4,153**

(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) Square footage amount represents amount funded by the SFB; district reported 64,146 SF actually built.

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

Local Funds Report
Liberty Elementary District

12/28/2015

K-8 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Estrella Mountain Fine Arts addition	3,489									
Portable classrooms at Freedom (FY 08)	7,408									
Liberty School - Bldg J renovated into classroom space (FY 08)	1,008									
Liberty School - Warehouse (FY 08)	2,420									
Liberty School - Bldg N (FY 10)	12,155									
Westar School - Bldg 1002 (FY 13)	9,750									
Westar School - Bldg 1003 (FY 13)	10,659									
School #6 with B bond funds		62,511								
Cumulative Total	46,889	109,400	109,400	109,400	109,400	109,400	109,400	109,400	109,400	109,400
ADM Projections	1,138	3,229	3,310	3,511	3,794	4,207	4,623	5,014	5,314	5,587
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)	22,760	64,587	66,202	70,218	75,880	84,131	92,467	100,282	106,290	111,736
Square Footage to be built in excess of 25% threshold	24,129	44,813	43,198	39,182	33,520	25,269	16,933	9,118	3,110	0
Capacity of excess square footage	302	560	540	490	419	316	212	114	39	0

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

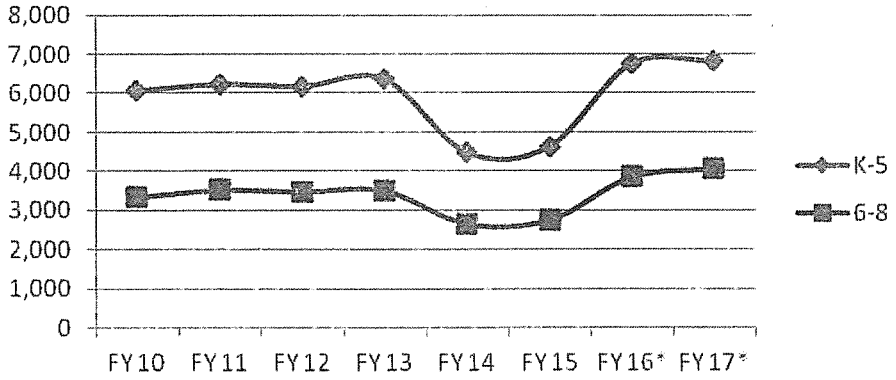
Litchfield Elementary School District

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 have 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 (locally-funded) which just opened in Fall 2015. The District serves nearly 10,600 ADM.

District ADM History

After significant growth between FY 03 and FY 08 with an annualized rate of 12.6%, the ADM growth slowed down and turned negative to -1.0% in FY 12. Due to the conversion of four district schools to charter schools in FY 14, ADM decreased by 27.7%, resulting in a negative annualized growth rate of -4.7% over a five-year period.

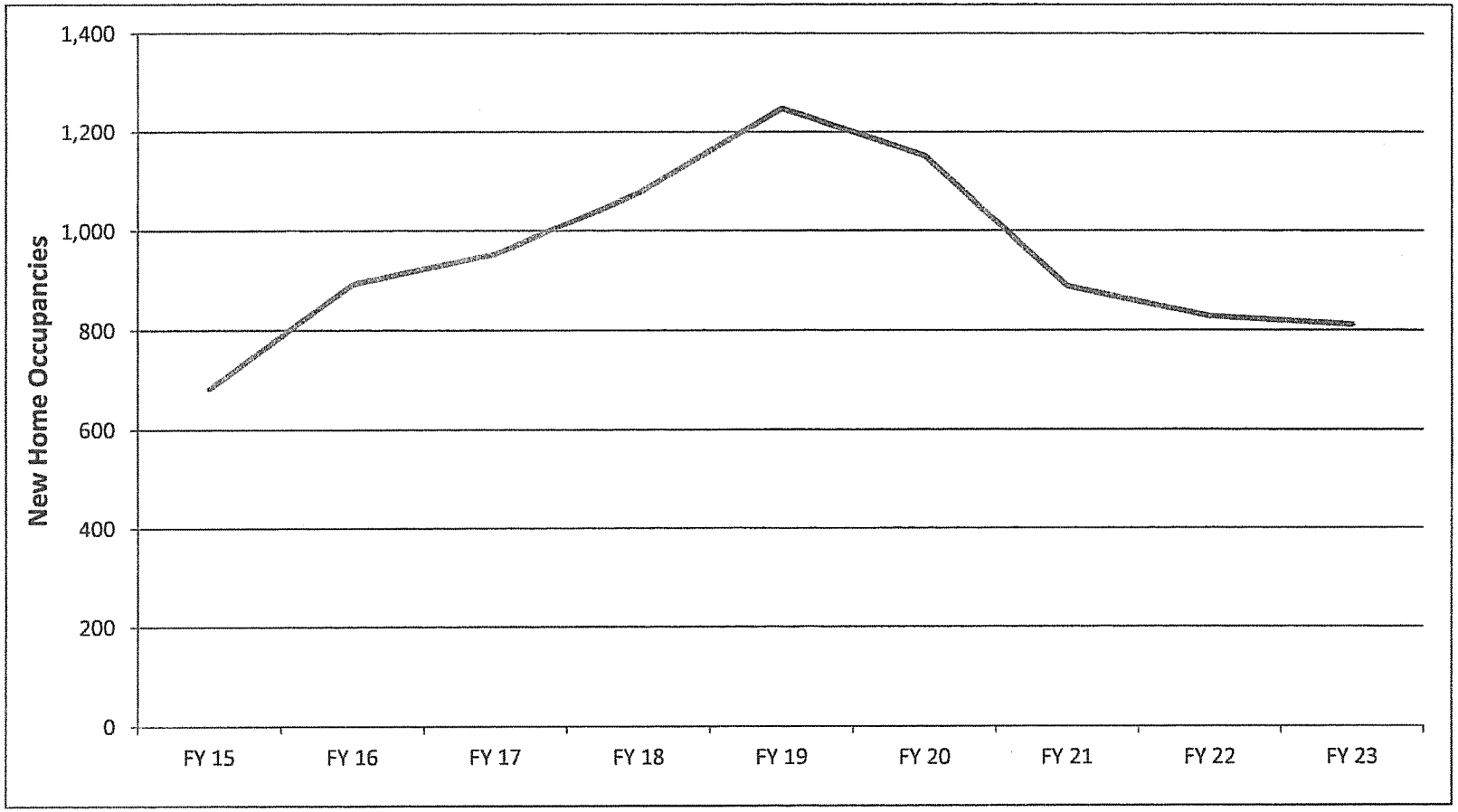


*FY 16 and FY 17: ADM projections

District Outlook

Unlike many other school districts that experienced dramatic growth and declines during the housing boom and bust years, this district's ADM growth was only negative once at -1.0% in FY 12. In FY 14, the District converted four district schools to charter schools, causing ADM to decrease by 28%. This year, with these four schools reverted to district schools, the District's ADM is forecasted to increase by 43.5%. A new K-5 charter school opened this year inside the district boundary with an enrollment of 374 ADM according to an ADE attendance report, and it is expected to increase its enrollment in the next couple of years. Barring unforeseen circumstances, SFB staff projects that annual growth rates in the range of 2.0 – 3.0% will be the norm for the District's ADM for most years in the projection cycle as the housing market continually improves.

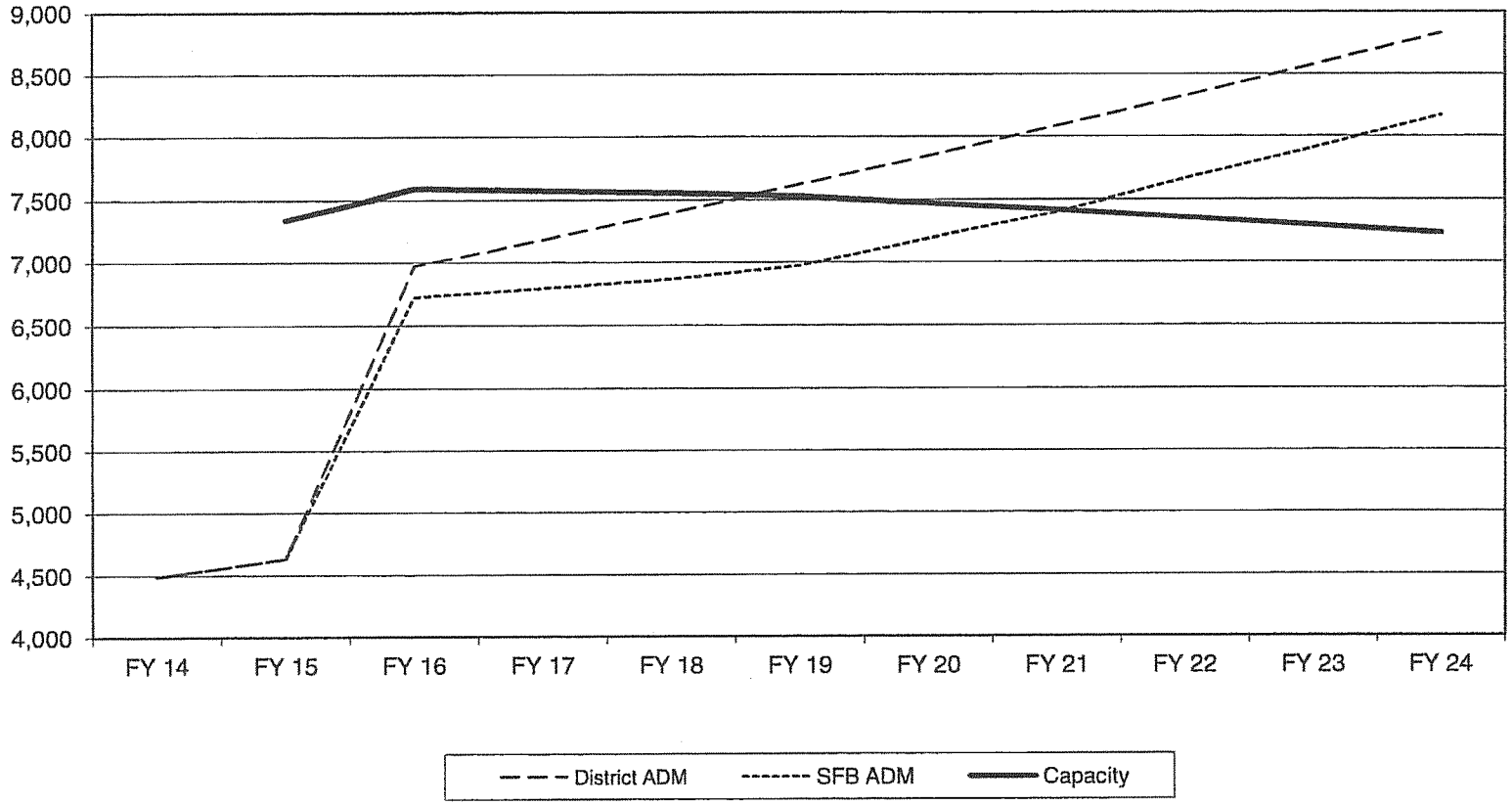
New Home Occupancies (1)
Litchfield Elementary District



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

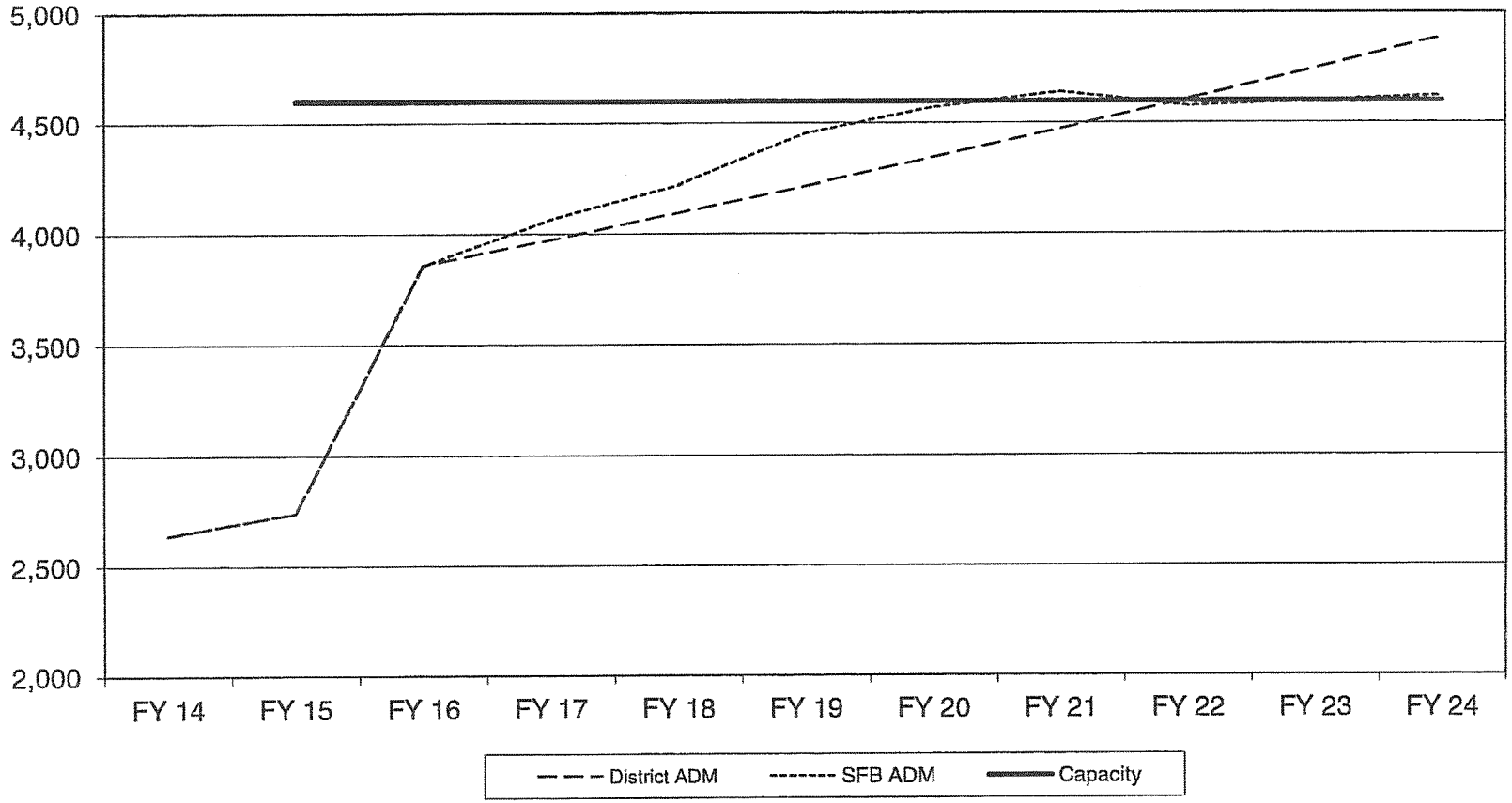
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	Total
683	893	955	1,077	1,248	1,152	889	828	812	8,537

K-5 Graph
Litchfield Elementary District



K-5	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	4,491	4,632	6,972	7,181	7,396	7,618	7,847	8,082	8,324	8,574	8,831
SFB ADM	4,491	4,632	6,724	6,795	6,869	6,971	7,188	7,400	7,659	7,906	8,169
Capacity		7,337	7,587	7,570	7,551	7,526	7,471	7,418	7,353	7,292	7,226

6-8 Graph
Litchfield Elementary District



6-8	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	2,641	2,740	3,858	3,974	4,093	4,216	4,343	4,473	4,607	4,745	4,887
SFB ADM	2,641	2,740	3,855	4,064	4,221	4,454	4,571	4,640	4,577	4,598	4,622
Capacity		4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Litchfield Elementary District
CTD – 070479
(K-5)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
			K-5 for 956 students (012N)				

Staff Notes Regarding District's Request: Project 012N was conceptually approved last year to be approved in FY 19.

Staff Recommendation for January 6, 2016

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
						K-5 for 956 students (012N) (Conceptual)	

Note: The actual capacity of a 956-student school in this district would be 1,076 students.

Note: NO FUNDING IS COMMITTED TO CONCEPTUALLY-APPROVED PROJECTS. ALL CONCEPTUAL PROJECTS SUBJECT TO CHANGE upon review, and have the potential to be pushed back, eliminated, or modified.

New Construction Analysis
Litchfield Elementary District
K - 5

K-5	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	6,112	6,112	6,112	6,112	6,112	6,112	6,112	6,112	6,112	6,112
District-funded Capacity (2)	1,225	1,475	1,457	1,439	1,414	1,359	1,306	1,241	1,180	1,114
Total Student Capacity	**7,337**	**7,587**	**7,570**	**7,551**	**7,526**	**7,471**	**7,418**	**7,353**	**7,292**	**7,226**
District's ADM Projections	**4,632**	**6,972**	**7,181**	**7,396**	**7,618**	**7,847**	**8,082**	**8,324**	**8,574**	**8,831**
ADM Growth Rate	3.2%	50.5%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Number of Students for which new space is required (3)		-	-	-	92	376	664	971	1,282	1,605
SFB Recommended ADM Projections	**4,632**	**6,724**	**6,795**	**6,869**	**6,971**	**7,188**	**7,400**	**7,659**	**7,906**	**8,169**
ADM Growth Rate	3.2%	45.2%	1.1%	1.1%	1.5%	3.1%	2.9%	3.5%	3.2%	3.3%
Number of Students for which new space is required (3)		-	-	-	-	-	-	306	614	943

(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.

JANUARY 6, 2016 STAFF RECOMMENDATION

The staff recommendation is to conceptually approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Approval FY
012N - New school	K-5	956	90	86,040	1,076	FY 22

ADM Projections
Litchfield Elementary District

12/28/2015

District Provided ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 5	4,491	4,632	6,972	7,181	7,396	7,618	7,847	8,082	8,324	8,574	8,831
% change		3.2%	50.5%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
6 - 8	2,641	2,740	3,858	3,974	4,093	4,216	4,343	4,473	4,607	4,745	4,887
% change		3.8%	40.8%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Total	7,131	7,373	10,830	11,155	11,489	11,834	12,190	12,555	12,931	13,319	13,718
% change		3.4%	46.9%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%

SFB ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 5	4,491	4,632	6,724	6,795	6,869	6,971	7,188	7,400	7,659	7,906	8,169
% change		3.2%	45.2%	1.1%	1.1%	1.5%	3.1%	2.9%	3.5%	3.2%	3.3%
6 - 8	2,641	2,740	3,855	4,064	4,221	4,454	4,571	4,640	4,577	4,598	4,622
% change		3.8%	40.7%	5.4%	3.9%	5.5%	2.6%	1.5%	-1.4%	0.5%	0.5%
Total	7,131	7,373	10,580	10,859	11,090	11,424	11,760	12,040	12,236	12,504	12,790
% change		3.4%	43.5%	2.6%	2.1%	3.0%	2.9%	2.4%	1.6%	2.2%	2.3%

Assumptions: FY 14 and FY 15 are actual based on information received from ADE. FY 16 through FY 24 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 5	4,474	4,622	6,977	7,114	7,280	7,458	7,728	8,011	8,241	8,447	8,624
% change		3.3%	51.0%	2.0%	2.3%	2.5%	3.6%	3.7%	2.9%	2.5%	2.1%
6 - 8	2,641	2,738	3,878	4,100	4,232	4,452	4,569	4,649	4,655	4,715	4,787
% change		3.7%	41.6%	5.7%	3.2%	5.2%	2.6%	1.7%	0.1%	1.3%	1.5%
Total	7,114	7,360	10,855	11,215	11,512	11,910	12,297	12,660	12,896	13,162	13,411
% change		3.5%	47.5%	3.3%	2.6%	3.5%	3.2%	3.0%	1.9%	2.1%	1.9%

ADM History
Litchfield Elementary District

	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	5-Year Average
K - 5	6,062	6,225	6,174	6,360	4,491	4,632	
% change		2.7%	-0.8%	3.0%	-29.4%	3.2%	-5.2%
6 - 8	3,339	3,520	3,476	3,501	2,641	2,740	
% change		5.4%	-1.2%	0.7%	-24.6%	3.8%	-3.9%
Total	9,401	9,745	9,650	9,861	7,131	7,373	
% change		3.7%	-1.0%	2.2%	-27.7%	3.4%	-4.7%

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
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 (2)	84,571	78,135	6,436	NA	6,436	80	80
Mabel Padgett Elementary School (2)	80,405	0	80,405	NA	80,405	80	1,005
Total K-5 Square Footage	**744,567**	**120,664**	**623,903**	**19,909**	**603,994**		**7,337**
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	-
Total 6-8 Square Footage	**401,888**	**11,580**	**390,308**	**6,269**	**384,039**		**4,599**

(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

12/28/2015

K-5 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23
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)		53,987							
Palm Valley cafeteria (FY 16)		7,900							
Cumulative Total	190,616	252,504	252,504	252,504	252,504	252,504	252,504	252,504	252,504
ADM Projections	4,632	6,724	6,795	6,869	6,971	7,188	7,400	7,659	7,906
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)	92,646	134,484	135,904	137,380	139,414	143,767	147,992	153,189	158,124
Square Footage to be built in excess of 25% threshold	97,970	118,020	116,599	115,124	113,090	108,736	104,512	99,315	94,379
Capacity of excess square footage	1,225	1,475	1,457	1,439	1,414	1,359	1,306	1,241	1,180

Local Funds Report
Litchfield Elementary District

12/28/2015

6-8 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23
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)		29,448							
Cumulative Total	12,272	41,719	41,719	41,719	41,719	41,719	41,719	41,719	41,719
ADM Projections	2,740	3,855	4,064	4,221	4,454	4,571	4,640	4,577	4,598
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)	54,810	77,108	81,280	84,424	89,075	91,428	92,805	91,532	91,960
Square Footage to be built in excess of 25% threshold	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.

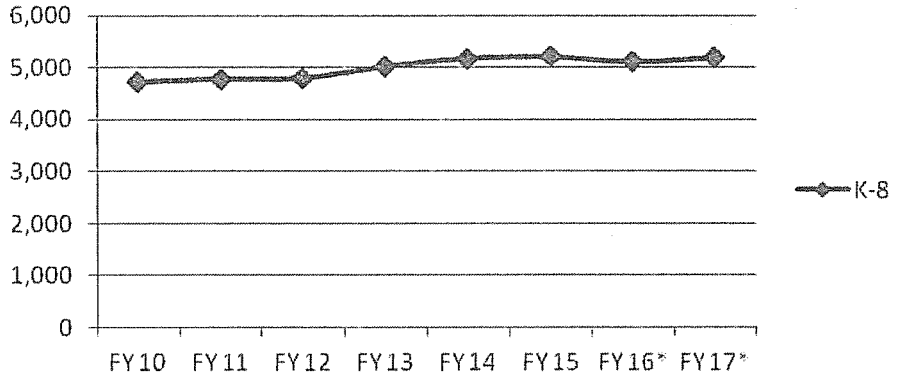
Littleton Elementary School District

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 seven schools (K-8), serving approximately 5,100 ADM.

District ADM History

At its peak level, the District's ADM growth reached 37% (FY 05). The growth slowed down and turned negative to -3.1% in FY 10. It has since returned to the positive territory. The annualized growth rate for the past five years was 2.0%.

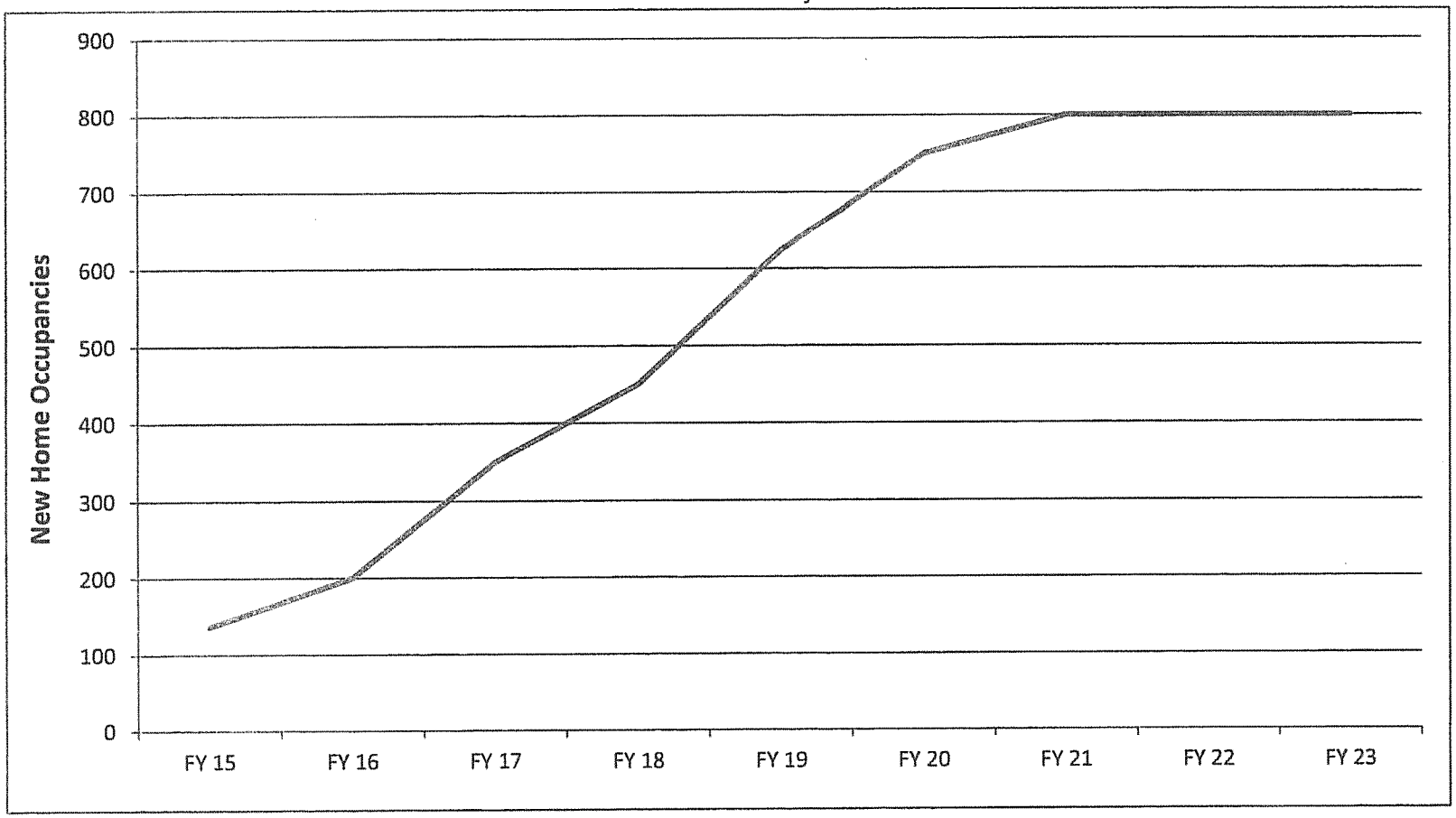


*FY 16 and FY 17: ADM projections

District Outlook

This year, the District's ADM is forecasted to decline by 1.9%. A charter school in the area underwent expansion and added approximately 165 ADM in FY 16. In addition, a new charter school (K-5) opened in a neighboring school district but only a couple of miles away from Littleton District's population concentration area. As new housing construction gradually increases, SFB staff projects that the ADM growth rate will gradually grow until it exceeds 5% in the latter half of the projection cycle, barring unforeseen circumstances.

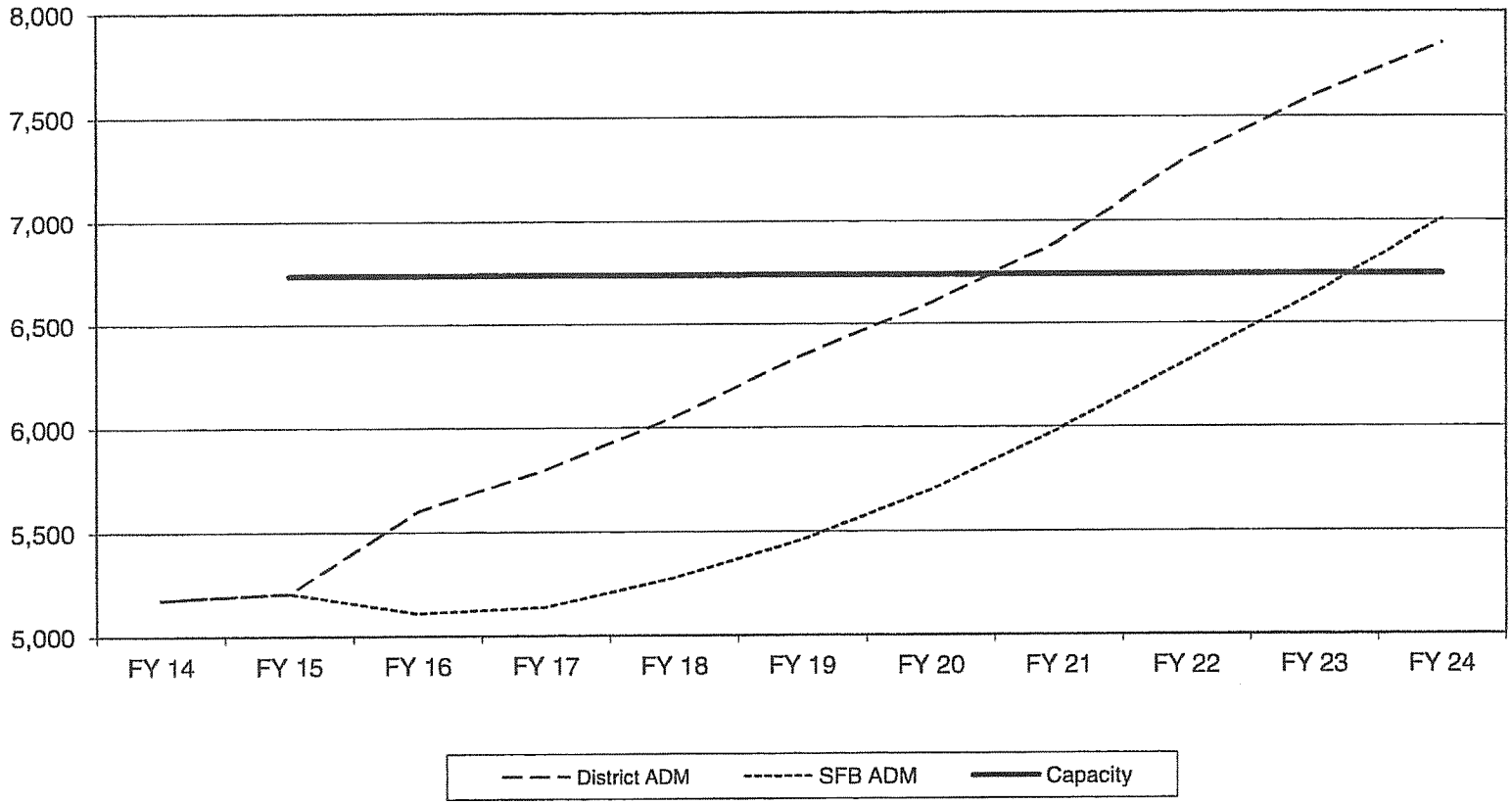
New Home Occupancies (1)
Littleton Elementary District



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

FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	Total
136	200	350	450	625	750	800	800	800	4,911

K-8 Graph
Littleton Elementary District



K-8	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	5,177	5,207	5,600	5,800	6,050	6,350	6,600	6,900	7,300	7,600	7,850
SFB ADM	5,177	5,207	5,110	5,139	5,279	5,460	5,696	5,987	6,316	6,642	7,008
Capacity		6,739	6,739	6,739	6,739	6,739	6,739	6,739	6,739	6,739	6,739

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Littleton Elementary District
CTD – 070465
(K-8)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
						K-8 for 950 (011N)		

Staff Notes Regarding District's Request: This project was conceptually approved last year to be approved in FY 22.

Staff Recommendation for January 6, 2016

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
								K-8 for 950 (011N) (Conceptual)

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

Note: NO FUNDING IS COMMITTED TO CONCEPTUALLY-APPROVED PROJECTS. ALL CONCEPTUAL PROJECTS SUBJECT TO CHANGE upon review, and have the potential to be pushed back, eliminated, or modified.

New Construction Analysis
Littleton Elementary District
K - 8

K-8	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	6,739	6,739	6,739	6,739	6,739	6,739	6,739	6,739	6,739	6,739
Total Student Capacity	**6,739**	**6,739**	**6,739**	**6,739**	**6,739**	**6,739**	**6,739**	**6,739**	**6,739**	**6,739**

District's ADM Projections	**5,207**	**5,600**	**5,800**	**6,050**	**6,350**	**6,600**	**6,900**	**7,300**	**7,600**	**7,850**
ADM Growth Rate	0.6%	7.6%	3.6%	4.3%	5.0%	3.9%	4.5%	5.8%	4.1%	3.3%
Number of Students for which new space is required (2)		-	-	-	-	-	161	561	861	1,111

SFB Recommended ADM Projections	**5,207**	**5,110**	**5,139**	**5,279**	**5,460**	**5,696**	**5,987**	**6,316**	**6,642**	**7,008**
ADM Growth Rate	0.6%	-1.9%	0.6%	2.7%	3.4%	4.3%	5.1%	5.5%	5.2%	5.5%
Number of Students for which new space is required (2)		-	-	-	-	-	-	-	-	269

(1) See Square Footage and Capacity by School page.
(2) Difference between ADM projections and Total Student Capacity.

JANUARY 6, 2016 STAFF RECOMMENDATION

The staff recommendation is to conceptually approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Approval FY
New school	K-8	950	92.4	87,780	1,097	FY 24

ADM Projections
Littleton Elementary District

12/28/2015

District Provided ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	5,177	5,207	5,600	5,800	6,050	6,350	6,600	6,900	7,300	7,600	7,850
% change		0.6%	7.6%	3.6%	4.3%	5.0%	3.9%	4.5%	5.8%	4.1%	3.3%

SFB ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	5,177	5,207	5,110	5,139	5,279	5,460	5,696	5,987	6,316	6,642	7,008
% change		0.6%	-1.9%	0.6%	2.7%	3.4%	4.3%	5.1%	5.5%	5.2%	5.5%

Assumptions: FY 14 and FY 15 are actual based on information received from ADE. FY 16 through FY 24 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	5,177	5,253	5,373	5,529	5,788	6,073	6,367	6,662	7,014	7,321	7,622
% change		1.5%	2.3%	2.9%	4.7%	4.9%	4.8%	4.6%	5.3%	4.4%	4.1%

ADM History
Littleton Elementary District

	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	5-Year Average
K - 8	4,718	4,778	4,793	5,021	5,177	5,207	
% change		1.3%	0.3%	4.8%	3.1%	0.6%	2.0%

Square Footage and Capacity by School
Littleton Elementary District

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	-
Total K-8	**631,086**	**77,101**	**553,985**	**1,425**	**552,560**		**6,739**

(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.

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

Local Funds Report
Littleton Elementary District

12/28/2015

K-8 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
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									
Cumulative Total	40,084	40,084	40,084	40,084	40,084	40,084	40,084	40,084	40,084	40,084
ADM Projections	5,207	5,110	5,139	5,279	5,460	5,696	5,987	6,316	6,642	7,008
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)	104,135	102,193	102,789	105,577	109,201	113,927	119,746	126,328	132,839	140,152
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.

Tolleson UHSD

Tolleson UHSD submitted a capital plan request this year for a new high school to open in FY 19. The District would have qualified in the current year (FY 16) based on ADM postings in October, November, December and January, which were over capacity by 387, 337, 319 and 301, respectively. The enrollment data for those months, however, indicated that the District was under capacity and that its 100-day projected ADM would be 11,183 (nearly 400 below capacity). The most recent ADM posting in February showed a decline of 466 from the January posting; the result is 165 below capacity. Consistent with Tolleson UHSD's request for a new school in FY 19, SFB's ADM projections indicate that the District will not exceed its capacity until FY 19.

Table 1 40-day ADM posted monthly

		October			November			December		
	Capacity	FY15	FY16	Growth %	FY15	FY16	Growth %	FY15	FY16	Growth %
9-12	11,578	11,548	11,965	3.6%	11,566	11,915	3.0%	11,559	11,897	2.9%

Table 2 Enrollment (as a checking point)

	October 1			November 4			December 2		
	FY15	FY16	Growth %	FY15	FY16	Growth %	FY15	FY16	Growth %
9-12	11,155	11,442	2.6%	11,023	11,382	3.3%	10,958	11,349	3.6%

Table 1 above lists the 40-day ADM posted monthly from October to December. Table 2 provides enrollment counts for specific dates in those same three months. Comparison of the two tables indicates that the posted ADM is 523, 533 and 548 above the enrollment counts in October, November, and December, respectively. Daily enrollment counts are generally lower than ADM during any given month. It is extremely unlikely that the District's enrollment count would be more than 500 below the actual 40-day ADM in all three months. It appears that the posted ADM numbers contain duplicate counts.

Table 3 below shows ADM posted monthly from November to April during FY 13 – FY 16, as well as each year's official (cleaned) version of 100-day ADM. In FY 15, the official 100-day ADM is 736 below the November posting. The data issues that cause such wide fluctuation from month to month get resolved when ADE conducts major rounds of data cleaning in July, before the official 100-day ADM is published in early August.

Table 3

	FY 13	**FY 14**	**FY 15**	**FY 16**
Nov ADM	10,198	10,801	11,566	11,915
Dec ADM	10,320	10,816	11,559	11,897
Jan ADM	10,315	10,817	11,556	11,879
Feb ADM	10,313	10,509	11,095	11,413
March ADM	9,908	10,491	11,070	TBD
April ADM	9,899	10,466	11,053	TBD
Official 100-day ADM	**9,951**	**10,503**	**10,830**	**11,183 (projection)**

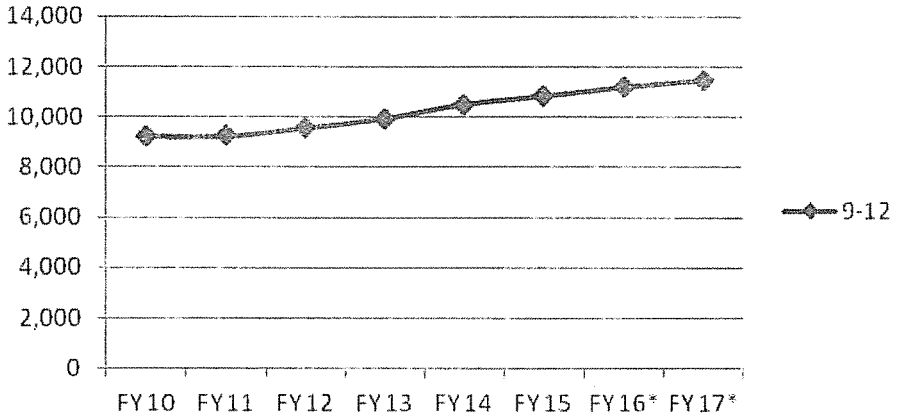
Tolleson Union High School District

District Overview

Tolleson Union High School District is located approximately 15 miles west of downtown Phoenix. The District encompasses 102.5 square miles with the boundaries running to Glendale Avenue on the north, 59th Avenue on the east, Pecos Road on the south, and the Agua Fria riverbed on the west. The District currently has five high school campuses serving nearly 11,200 ADM.

District ADM History

During the past decade, ADM growth rates were never in negative territory. Growth slowed down from 7.8% in FY 07 to 0.1% in FY 11, but rebounded in the following years and reached 5.6% in FY 14. The annualized ADM growth rate for the past five years was 3.2%.

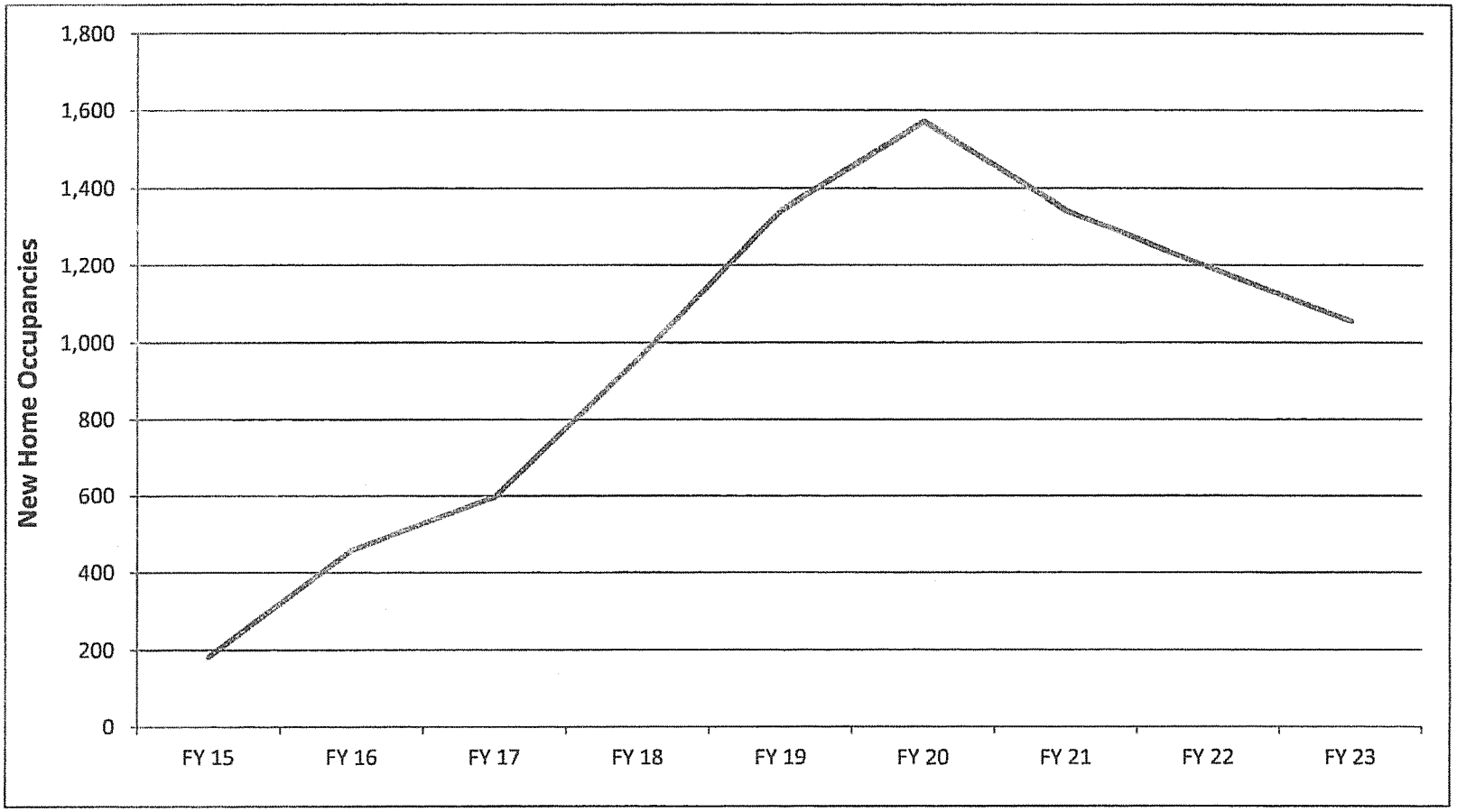


*FY 16 and FY 17: ADM projections

District Outlook

ADM is poised to register another increase of 3.3% this year. During FY 02 – FY 07, an average of more than 3,500 new residential housing units were built each year in the District, fueling tremendous ADM growth. Only 183 new housing units were built in FY 15 according to data received by SFB staff. As new housing construction picks up, ADM is expected to grow consistently in the range of 1.5 - 4.5% per year for most years in the current planning cycle.

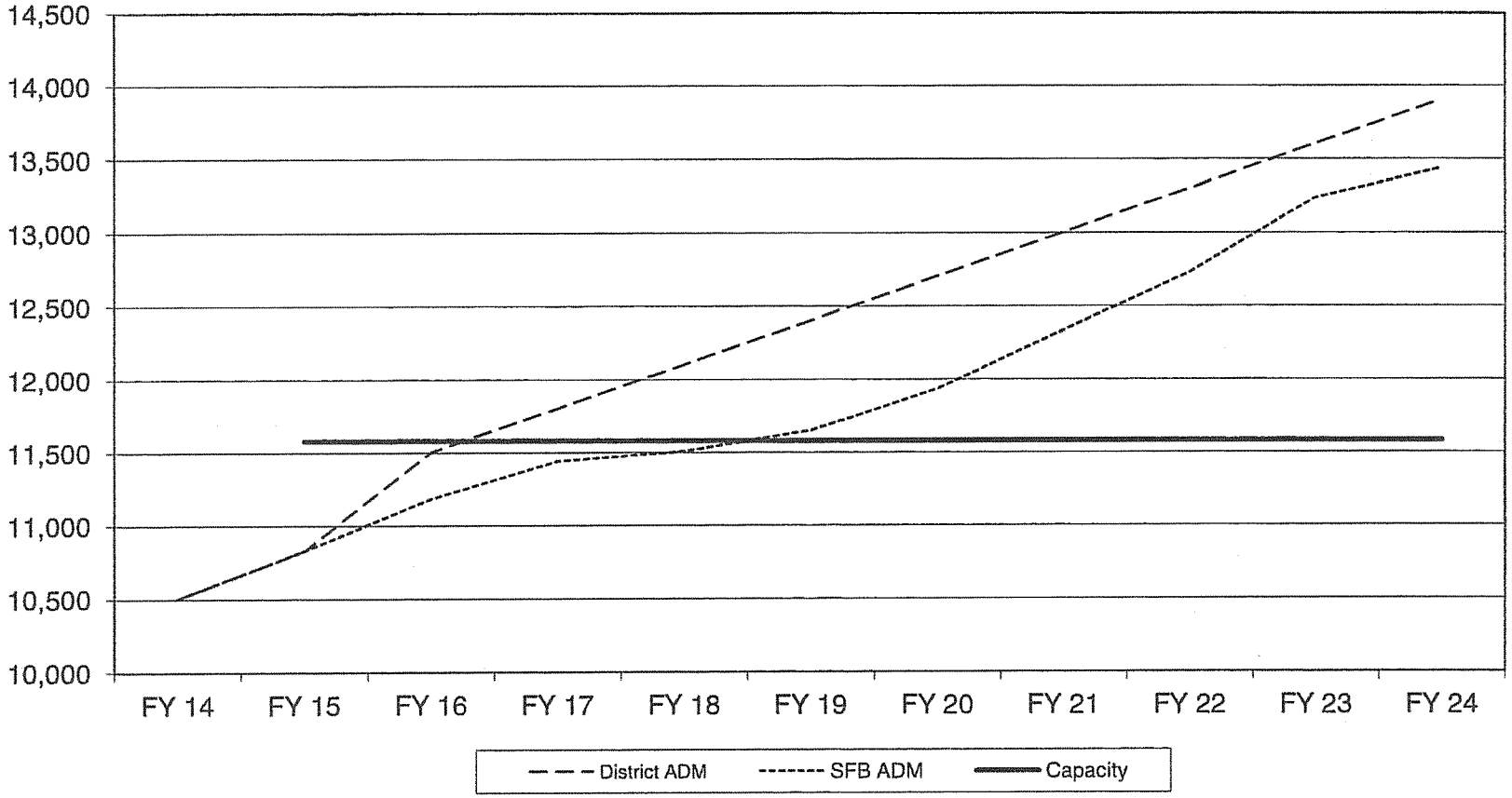
New Home Occupancies (1)
Tolleson Union High School District



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

FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	Total
183	458	598	958	1,344	1,571	1,343	1,195	1,055	8,704

9-12 Graph
Tolleson Union High School District



9-12	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	10,503	10,830	11,503	11,803	12,103	12,403	12,703	13,003	13,303	13,603	13,903
SFB ADM	10,503	10,830	11,183	11,443	11,509	11,650	11,933	12,337	12,732	13,240	13,438
Capacity		11,578	11,578	11,578	11,578	11,578	11,578	11,578	11,578	11,578	11,578

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Tolleson Union High School District
CTD – 070514
(9-12)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
			New school for 2,200 students				

Notes Regarding District's Request: This project was not requested last year. The District currently has a site in inventory for a future school.

Staff Recommendation for February 23, 2016

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
			New school for 2,200 students (Conceptual)				

Note: The actual capacity of a 2,200-student school in this district would be 2,926 students.

Note: NO FUNDING IS COMMITTED TO CONCEPTUALLY-APPROVED PROJECTS. ALL CONCEPTUAL PROJECTS SUBJECT TO CHANGE upon review, and have the potential to be pushed back, eliminated, or modified.

New Construction Analysis
Tolleson Union High School District
9-12

9-12	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	11,578	11,578	11,578	11,578	11,578	11,578	11,578	11,578	11,578	11,578
Total Student Capacity	**11,578**	**11,578**	**11,578**	**11,578**	**11,578**	**11,578**	**11,578**	**11,578**	**11,578**	**11,578**
District's ADM Projections	**10,830**	**11,503**	**11,803**	**12,103**	**12,403**	**12,703**	**13,003**	**13,303**	**13,603**	**13,903**
ADM Growth Rate	3.1%	6.2%	2.6%	2.5%	2.5%	2.4%	2.4%	2.3%	2.3%	2.2%
Number of Students for which new space is required (2)		-	225	525	825	1,125	1,425	1,725	2,025	2,325
SFB Recommended ADM Projections	**10,830**	**11,183**	**11,443**	**11,509**	**11,650**	**11,933**	**12,337**	**12,732**	**13,240**	**13,438**
ADM Growth Rate	3.1%	3.3%	2.3%	0.6%	1.2%	2.4%	3.4%	3.2%	4.0%	1.5%
Number of Students for which new space is required (2)		-	-	-	72	355	759	1,154	1,662	1,860

(1) See Square Footage and Capacity by School page.
(2) Difference between ADM projections and Total Student Capacity.

FEBRUARY 23, 2016 STAFF RECOMMENDATION

The staff recommendation is to conceptually approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Approval FY
New school	9-12	2,200	125	275,000	2,926	FY 19

ADM Projections
Tolleson Union High School District

2/17/2016

District Provided ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
9 - 12	10,503	10,830	11,503	11,803	12,103	12,403	12,703	13,003	13,303	13,603	13,903
% change		3.1%	6.2%	2.6%	2.5%	2.5%	2.4%	2.4%	2.3%	2.3%	2.2%

SFB ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
9 - 12	10,503	10,830	11,183	11,443	11,509	11,650	11,933	12,337	12,732	13,240	13,438
% change		3.1%	3.3%	2.3%	0.6%	1.2%	2.4%	3.4%	3.2%	4.0%	1.5%

Assumptions: FY 14 and FY 15 are actual based on information received from ADE. FY 16 through FY 24 based on cohort survival and residential development.

ADM History
Tolleson Union High School District

	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	5-Year Average
9 - 12	9,231	9,244	9,567	9,950	10,503	10,830	
% change		0.1%	3.5%	4.0%	5.6%	3.1%	3.2%

Square Footage and Capacity by School
Tolleson Union High School District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Tolleson Union High School - original buildings	211,502	5,268	206,234	12,192	194,042	109.5	1,772
Tolleson Union High School - B bond space built FY 07 and FY 08 (2)	40,452	19,032	21,420	2,143	19,277	109.5	176
Westview High School	292,446	0	292,446	24,268	268,178	109.5	2,449
SFB-funded LaJoya Community High School (3)	225,000	0	225,000	NA	225,000	94	2,394
District funded addition to La Joya	44,769	44,769	0	NA	0	94	-
SFB-funded Copper Canyon High School	226,976	1,976	225,000	NA	225,000	94	2,394
District funded addition to Copper Canyon	22,985	22,985	0	NA	0	94	-
SFB-funded project Sierra Linda	225,000	0	225,000	NA	225,000	94	2,394
District funded addition to Sierra Linda	21,649	21,649	0	NA	0	94	-
Total 9-12 Square Footage	**1,310,779**	**115,679**	**1,195,100**	**38,603**	**1,156,497**		**11,578**

(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) Excluded Area is the additional square footage added by the district in FY 07 and FY 08. Net Area is the square footage of 3 original buildings that were demolished in FY 06 and replaced in FY 07 and FY 08.

(3) Although the district's square footage report indicated that 224,442 SF were built, the SFB funded 225,000 SF, and this entire amount counts against the district's capacity for this analysis.

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

Local Funds Report
Tolleson Union High School District

2/17/2016

9-12 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
La Joya High School addl. classrooms	19,807									
Copper Canyon Performing Arts Center	22,985									
Tolleson Union High School renovation	19,032									
Sierra Linda addition	21,649									
LaJoya bldg. 1017 (FY 10)	22,986									
Cumulative Total	106,459	106,459	106,459	106,459	106,459	106,459	106,459	106,459	106,459	106,459
ADM Projections	10,830	11,183	11,443	11,509	11,650	11,933	12,337	12,732	13,240	13,438
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)	254,515	262,804	268,909	270,452	273,765	280,437	289,922	299,199	311,145	315,787
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.

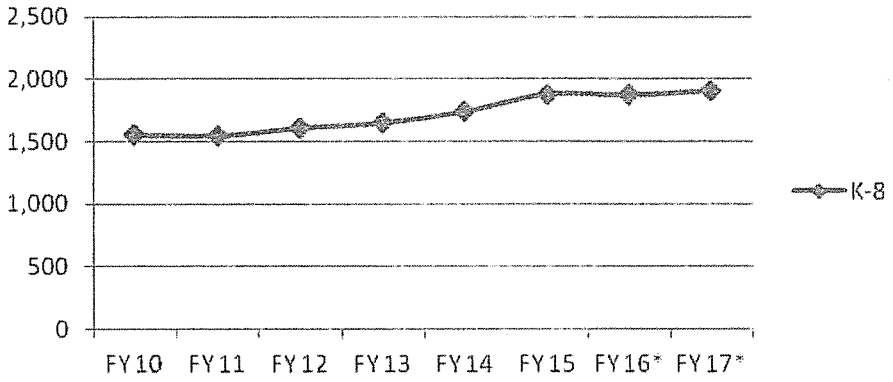
Union Elementary School District

District Overview

Union Elementary School District is located in Tolleson, about 25 miles west of downtown Phoenix. The District also covers some unincorporated areas between the cities of Phoenix and Avondale. The District currently has three schools (K-8) with an ADM over 1,850.

District ADM History

Between FY 02 and FY 08, ADM grew from less than 90 to over 1,650, sometimes more than doubling its size within one year. That made Union Elementary one of the fastest growing districts in the state. The growth, however, turned negative in FY 09, and the decline continued into FY 10 and FY 11 before the ADM began to rebound in FY 12 and reached a growth rate of 8.0% in FY 15. The annualized growth rate for the past five years was 3.8%.

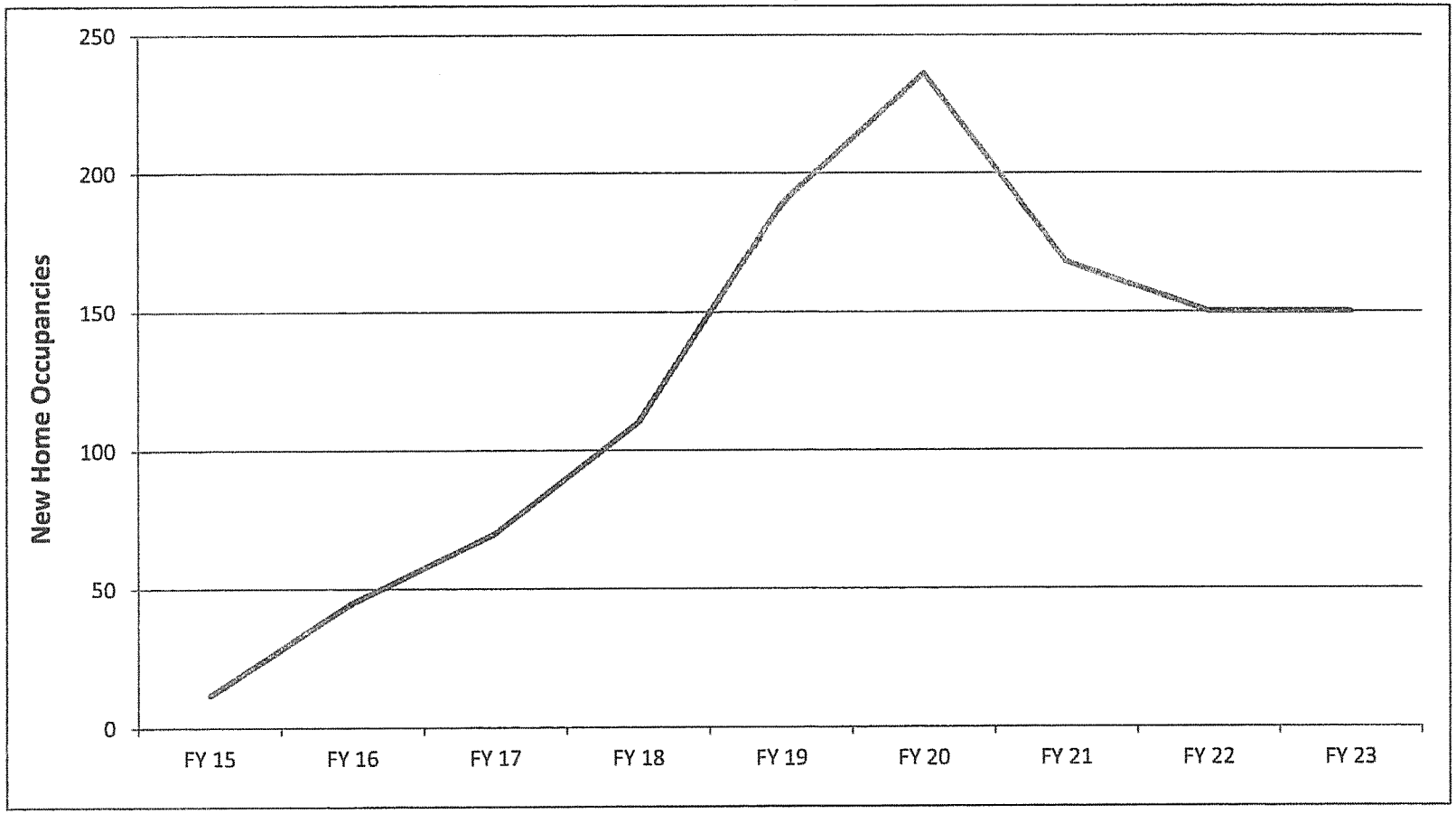


*FY 16 and FY 17: ADM projections

District Outlook

At the peak of the housing market boom in 2005 and 2006, the District saw an average of more than 1,000 residential units completed each year. That number was 0 in FY 10 and FY 11, according to data received by SFB staff. There were reportedly 12 residential units completed in FY 15. After experiencing 8.0% growth last year, the District's ADM is forecasted to essentially stay flat in FY 16. As the housing market continues to improve, annual ADM growth rates are expected to be in the range of 2.0 - 5.5% for most years in the projection cycle.

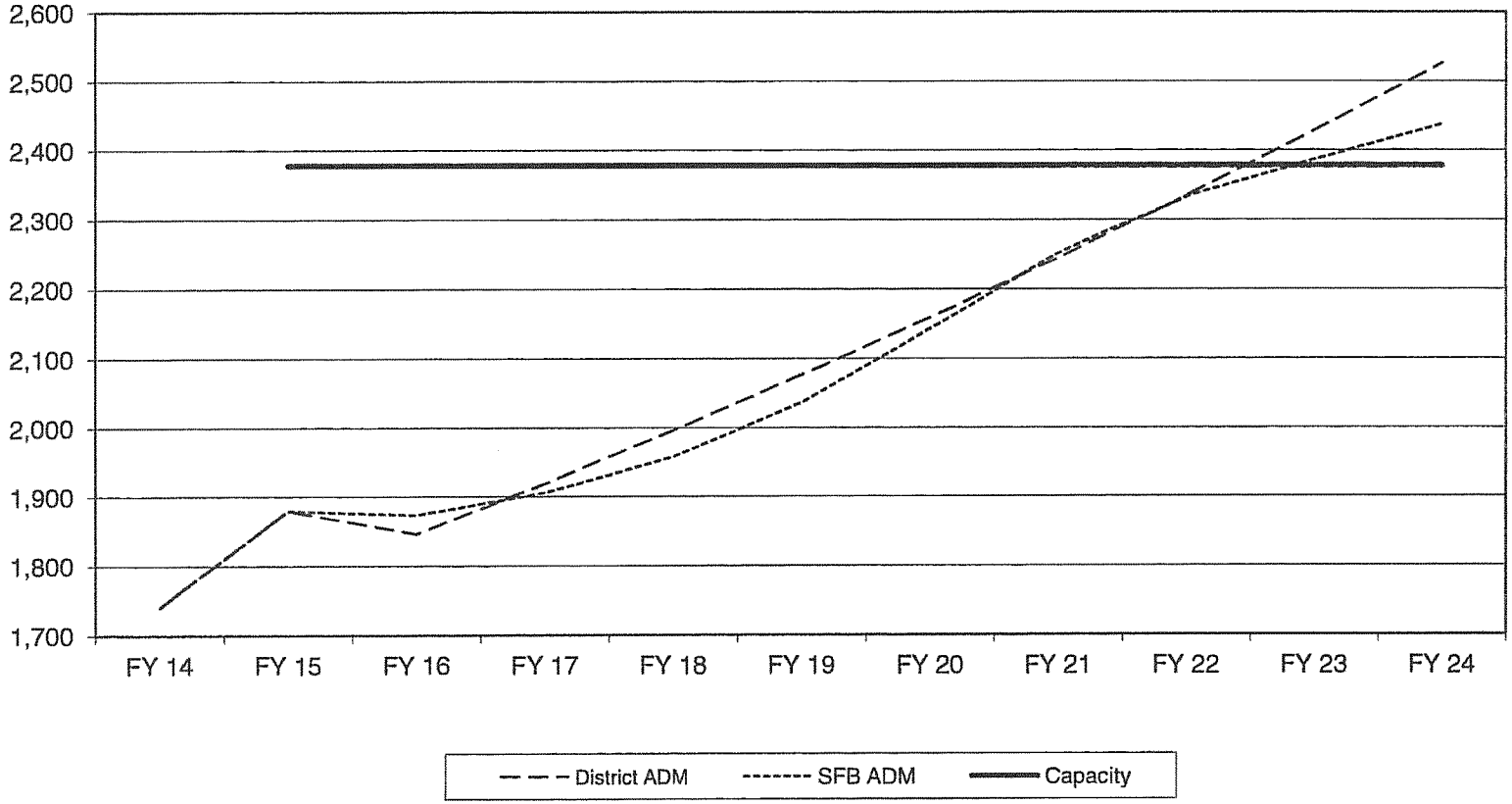
New Home Occupancies (1)
Union Elementary District



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

FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	Total
12	45	70	110	189	236	168	150	150	1,130

K-8 Graph
Union Elementary District



K-8	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	1,740	1,879	1,846	1,919	1,996	2,076	2,159	2,245	2,335	2,428	2,526
SFB ADM	1,740	1,879	1,873	1,905	1,958	2,036	2,142	2,252	2,333	2,386	2,437
Capacity		2,378	2,378	2,378	2,378	2,378	2,378	2,378	2,378	2,378	2,378

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Union Elementary District
CTD – 070462
(K-8)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
					K-8 for 800 (007N)		

Staff Notes Regarding District's Request: Project 007N was conceptually approved last year to be approved in FY 21. The SFB has approved a site for a future school.

Staff Recommendation for January 6, 2016

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
							K-8 for 800 (007N) (Conceptual)

Note: The actual capacity of project 007N would be 914 students.

Note: NO FUNDING IS COMMITTED TO CONCEPTUALLY-APPROVED PROJECTS. ALL CONCEPTUAL PROJECTS SUBJECT TO CHANGE upon review, and have the potential to be pushed back, eliminated, or modified.

New Construction Analysis
Union Elementary District
K - 8

K-8	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	2,378	2,378	2,378	2,378	2,378	2,378	2,378	2,378	2,378	2,378
Total Student Capacity	**2,378**	**2,378**	**2,378**	**2,378**	**2,378**	**2,378**	**2,378**	**2,378**	**2,378**	**2,378**

District's ADM Projections	**1,879**	**1,846**	**1,919**	**1,996**	**2,076**	**2,159**	**2,245**	**2,335**	**2,428**	**2,526**
ADM Growth Rate	8.0%	-1.8%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Number of Students for which new space is required (2)		-	-	-	-	-	-	-	50	148

SFB Recommended ADM Projections	**1,879**	**1,873**	**1,905**	**1,958**	**2,036**	**2,142**	**2,252**	**2,333**	**2,386**	**2,437**
ADM Growth Rate	8.0%	-0.3%	1.7%	2.8%	4.0%	5.2%	5.1%	3.6%	2.3%	2.1%
Number of Students for which new space is required (2)		-	-	-	-	-	-	-	8	59

(1) See Square Footage and Capacity by School page.
(2) Difference between ADM projections and Total Student Capacity.

JANUARY 6, 2016 STAFF RECOMMENDATION

The staff recommendation is to conceptually approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Approval FY
007N - New school	K-8	800	92.4	73,920	914	FY 23

ADM Projections
Union Elementary District

12/28/2015

District Provided ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	1,740	1,879	1,846	1,919	1,996	2,076	2,159	2,245	2,335	2,428	2,526
% change		8.0%	-1.8%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%

SFB ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	1,740	1,879	1,873	1,905	1,958	2,036	2,142	2,252	2,333	2,386	2,437
% change		8.0%	-0.3%	1.7%	2.8%	4.0%	5.2%	5.1%	3.6%	2.3%	2.1%

Assumptions: FY 14 and FY 15 are actual based on information received from ADE. FY 16 through FY 24 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	1,740	1,871	1,901	1,965	2,046	2,181	2,344	2,475	2,563	2,608	2,664
% change		7.5%	1.6%	3.4%	4.1%	6.6%	7.5%	5.6%	3.6%	1.7%	2.1%

ADM History
Union Elementary District

	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	5-Year Average
K - 8	1,559	1,550	1,612	1,651	1,740	1,879	
% change		-0.6%	4.0%	2.4%	5.4%	8.0%	3.8%

Square Footage and Capacity by School
Union Elementary District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Union Elementary School original buildings	7,588	7588	0	0	0	88.5	-
Union Elementary School Replacement (2)	26,000	0	26,000	0	26,000	88.5	294
SFB-funded buildout of replacement school	20,200	0	20,200	NA	20,200	80.9	250
SFB-funded Hurley Ranch School (3)	74,489	0	74,489	NA	74,489	80.9	921
SFB-funded Dos Rios	74,320	400	73,920	NA	73,920	80.9	914
Total K-8	**202,597**	**7,988**	**194,609**	**0**	**194,609**		**2,378**

(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) The old school was replaced by SFB with 26,000 SF which opened in FY 02.
(3) This project was originally approved for 73,920 SF. Designs showed 74,501 to be built within SFB budget. District reported 74,489 square feet actually built within SFB budget.

Note: Non-replacement space funded by SFB is not adjusted for interior corridors.

K-8 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Additional SF at Dos Rios (FY 08)	400									
Cumulative Total	400	400	400	400	400	400	400	400	400	400
ADM Projections	1,879	1,873	1,905	1,958	2,036	2,142	2,252	2,333	2,386	2,437
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)	37,587	37,465	38,105	39,154	40,727	42,848	45,030	46,668	47,724	48,740
Square Footage to be built in excess of 25% threshold		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.

Maricopa County (Part 2), Pima County, Pinal County and Santa Cruz County

Regional Overview

Casa Grande Elementary
Chandler Unified
Florence Unified
Nadaburg Unified
Queen Creek Unified
Sahuarita Unified
Santa Cruz Elementary
Vail Unified

School Districts in Maricopa, Pima, Pinal and Santa Cruz Counties

Capital plans considered on this agenda are from eight school districts in the northern and eastern parts of Maricopa, Pima, Pinal and Santa Cruz Counties. The county and state population information is presented in Table 1.

Table 1: Population growth in Maricopa, Pima, Pinal and Santa Cruz Counties 2010-2015

County	Census 2010	July 1, 2010	July 1, 2011	July 1, 2012	July 1, 2013	July 1, 2014	July 1, 2015	Annualized Growth Rate*
Maricopa	3,817,117	3,824,058	3,843,370	3,884,705	3,944,859	4,008,651	4,076,438	**1.29%**
Pima	980,263	981,168	986,081	990,380	996,046	1,007,162	1,009,371	**0.57%**
Pinal	375,770	376,369	384,231	389,192	393,813	396,237	406,468	**1.55%**
Santa Cruz	47,420	47,539	48,088	48,724	49,218	49,554	50,270	**1.12%**
Arizona	6,392,017	6,401,569	6,438,178	6,498,569	6,581,054	6,667,241	6,758,251	**1.09%**

Sources: Census 2010 from U.S. Census Bureau. July 1 estimates from Arizona State Demographer's Office.

* From July 1, 2010 to July 1, 2015.

Between the two decennial censuses of 2000 and 2010, Maricopa County experienced considerable population growth at an annualized growth rate of 2.19% compared to 2.22% and 0.93% at the state and national levels respectively (*U.S. Census Bureau*). From 2010 to 2015, the rate declined to 1.29% (*Arizona State Demographer's Office*) compared to 1.09% for the state (*Arizona State Demographer's Office*) and 0.77% for the nation (*U.S. Census Bureau: Population Estimates*) during the same period. Maricopa County accounts for 60% of the state's population. Currently, there are 16 unified school districts, 33 elementary school districts and six union high school districts in the county. Three Maricopa County school districts are on the current agenda for new construction; they are Nadaburg Unified District from the northern part, and Chandler Unified and Queen Creek Unified School Districts from the East Valley which has been one of the fastest growing areas in the county.

Pima County, located in the south central region of the state, is the second most populous county in Arizona. During 2000-2010, Pima County experienced considerable population growth with an annualized growth rate of 1.51% (*U.S. Census Bureau 2000 and 2010*). From 2010 to 2015, the annual growth rate declined to 0.57% *(Arizona State Demographer's Office).* Currently, there are 11 unified school districts and three elementary school districts in the county. Of these, Sahuarita Unified and Vail Unified are on the current agenda for new construction.

Pinal County is located between Maricopa and Pima Counties along Interstate 10. It is designated by the U.S. Census Bureau as part of the Phoenix Metropolitan Area. Between 2000 and 2010, Pinal was one of the two fastest growing counties in the nation with an annualized population growth rate of 7.65%, more than three times the rate at the state

level. From 2010 to 2015, the growth rate declined to 1.55% (*Arizona State Demographer's Office*), yet still considerably higher than those of the state and the nation. It is the third most populous county in the state behind Maricopa and Pima Counties. Currently, there are eight unified schools districts, eight elementary school districts and two union high school districts in the county. Two school districts submitted capital plan requests this year, and they are Casa Grande Elementary and Florence Unified School Districts.

Santa Cruz County is located in southern Arizona, bordering Pima County to the north and west, Cochise County to the east and Mexico to the south. It is the smallest county by area in the state and one of the least populous counties with an estimated population of 50,270 in 2015 (*Arizona State Demographer's Office*). Major population centers are Nogales and Rio Rico. From 2000 to 2010, the county population grew at an annualized rate of 2.14% (*U.S. Census Bureau 2000 and 2010).* During the last five years, the annual growth rate decreased to 1.12%. There are three elementary school districts, one union high school district and two unified school districts in the county. Santa Cruz Elementary is the only district from the county that is on the agenda for FY 16.

Table 2: ADM growth in three districts, Maricopa County and Arizona FY 2006-2016*

Fiscal Year	3-District* 100-day ADM	3-District* ADM Growth Rate	Maricopa 100-day ADM	Maricopa ADM Growth Rate	Arizona 100-day ADM	Arizona ADM Growth Rate
2006	34,939		562,860		896,306	
2007	37,047	6.0%	574,469	2.1%	916,547	2.3%
2008	39,564	6.8%	583,970	1.7%	927,969	1.2%
2009	41,458	4.8%	579,557	-0.8%	922,289	-0.6%
2010	42,406	2.3%	574,872	-0.8%	913,935	-0.9%
2011	43,240	2.0%	567,449	-1.3%	898,780	-1.7%
2012	43,658	1.0%	568,370	0.2%	892,400	-0.7%
2013	44,107	1.0%	568,155	0.0%	889,659	-0.3%
2014	45,489	3.1%	548,605	-3.4%	856,903	-3.7%
2015	46,724	2.7%	550,954	0.4%	857,281	0.0%
Annualized Growth Rate 2006-2015		3.3%		-0.2%		-0.5%
2016 Projection	48,171	3.1%				

Source: Arizona Department of Education LEA information website:
http://www.ade.az.gov/schoolfinance/forms/LEAQuery/InformationRequest.aspx

* Three school districts: Chandler Unified, Nadaburg Unified and Queen Creek Unified

The three districts from Maricopa County, two from Pima County and another two from Pinal County had annualized ADM growth rates of 3.3%, 3.0% and 3.5%, respectively during the past decade (Tables 2, 3 & 4). Most of the growth took place during 2007-2008 around the housing boom. The subsequent meltdowns of the real estate market and economic recession affected these districts to varying degrees. As a result, many of these school districts accumulated a large number of housing inventories, particularly in Queen

Creek Unified, Sahuarita Unified and the two districts in Pinal County. However, the housing market started recovering sooner and more quickly than expected. By late 2012, the vast majority of the excess housing inventories had been cleared out in Maricopa County. The eastern part of Maricopa County that includes Chandler Unified and Queen Creek Unified has the best performing real estate market in the state. Several years ago even when the housing market in the state was bleak, Chandler Unified which covers the majority of the *City of Chandler* and the southern part of the *Town of Gilbert*, had a considerable amount of new housing units constructed and sold every year thanks to its high-tech industry, high income and highly performing schools. Queen Creek Unified, located east of Chandler Unified, had nearly 800 houses built during FY 15.

Table 3: ADM growth in two districts, Pima County and Arizona FY 2006-2016*

Fiscal Year	2-District* 100-day ADM	2-District* ADM Growth Rate	Pima 100-day ADM	Pima ADM Growth Rate	Arizona 100-day ADM	Arizona ADM Growth Rate
2006	10,268		126,657		896,306	
2007	11,486	11.9%	127,783	0.9%	916,547	2.3%
2008	12,760	11.1%	127,207	-0.5%	927,969	1.2%
2009	13,621	6.8%	126,341	-0.7%	922,289	-0.6%
2010	14,214	4.3%	125,080	-1.0%	913,935	-0.9%
2011	14,625	2.9%	122,366	-2.2%	898,780	-1.7%
2012	13,737	-6.1%	119,646	-2.2%	892,400	-0.7%
2013	14,377	4.7%	119,495	-0.1%	889,659	-0.3%
2014	12,815	-10.9%	115,915	-3.0%	856,903	-3.7%
2015	13,444	4.9%	114,828	-0.9%	857,281	0.0%
Annualized Growth Rate 2006-2015		3.0%		-1.1%		-0.5%
2016 Projection**	16,135	20.0%				

Source: Arizona Department of Education LEA information website:
http://www.ade.az.gov/schoolfinance/forms/LEAQuery/InformationRequest.aspx

* Two school districts: Sahuarita Unified and Vail Unified.
** The district-sponsored charter schools that started after June 30, 2013 and before July 1, 2014 have reverted to district schools in FY 2016 and their ADM is included in the projection for FY 2016.

In Pima and Pinal Counties, the housing market on a whole lagged behind that of Maricopa County in its pace of absorbing excess housing units and increasing new housing construction. However, areas adjacent to East Maricopa County such as the northeast part of Coolidge Unified (which will become part of Florence Unified in FY 17) and the northwest part of Florence Unified (San Tan Valley) are among the most active housing markets in the state. Phoenix Mart, a huge global trade center located inside Casa Grande Elementary is scheduled to complete construction of the major building for its first phase in Fall 2016. The center is expected to create a large number of jobs and spur residential developments in the area upon its full operation. In Vail Unified, the number of newly-built housing units hovered around 350 per year during the

last three years. Developers have contacted school districts in both counties regarding their development plans in the future.

Table 4: ADM growth in two districts, Pinal County and Arizona FY 2006-2016*

Fiscal Year	2-District* 100-day ADM	2-District* ADM Growth Rate	Pinal 100-day ADM	Pinal ADM Growth Rate	Arizona 100-day ADM	Arizona ADM Growth Rate
2006	10,733		34,084		896,306	
2007	12,543	16.9%	39,339	15.4%	916,547	2.3%
2008	13,707	9.3%	42,949	9.2%	927,969	1.2%
2009	14,414	5.2%	44,465	3.5%	922,289	-0.6%
2010	14,976	3.9%	44,938	1.1%	913,935	-0.9%
2011	14,971	0.0%	43,280	-3.7%	898,780	-1.7%
2012	15,030	0.4%	42,181	-2.5%	892,400	-0.7%
2013	14,808	-1.5%	41,887	-0.7%	889,659	-0.3%
2014	14,456	-2.4%	38,199	-8.8%	856,903	-3.7%
2015	14,644	1.3%	38,281	0.2%	857,281	0.0%
Annualized Growth Rate 2006-2015		3.5%		1.3%		-0.5%
2016 Projection	14,618	-0.2%				

Source: Arizona Department of Education LEA information website: http://www.ade.az.gov/schoolfinance/forms/LEAQuery/InformationRequest.aspx

* Two school districts: Casa Grande Elementary and Florence Unified.

Table 5: ADM growth in Santa Cruz ESD, Santa Cruz County and State FY 2006-2016*

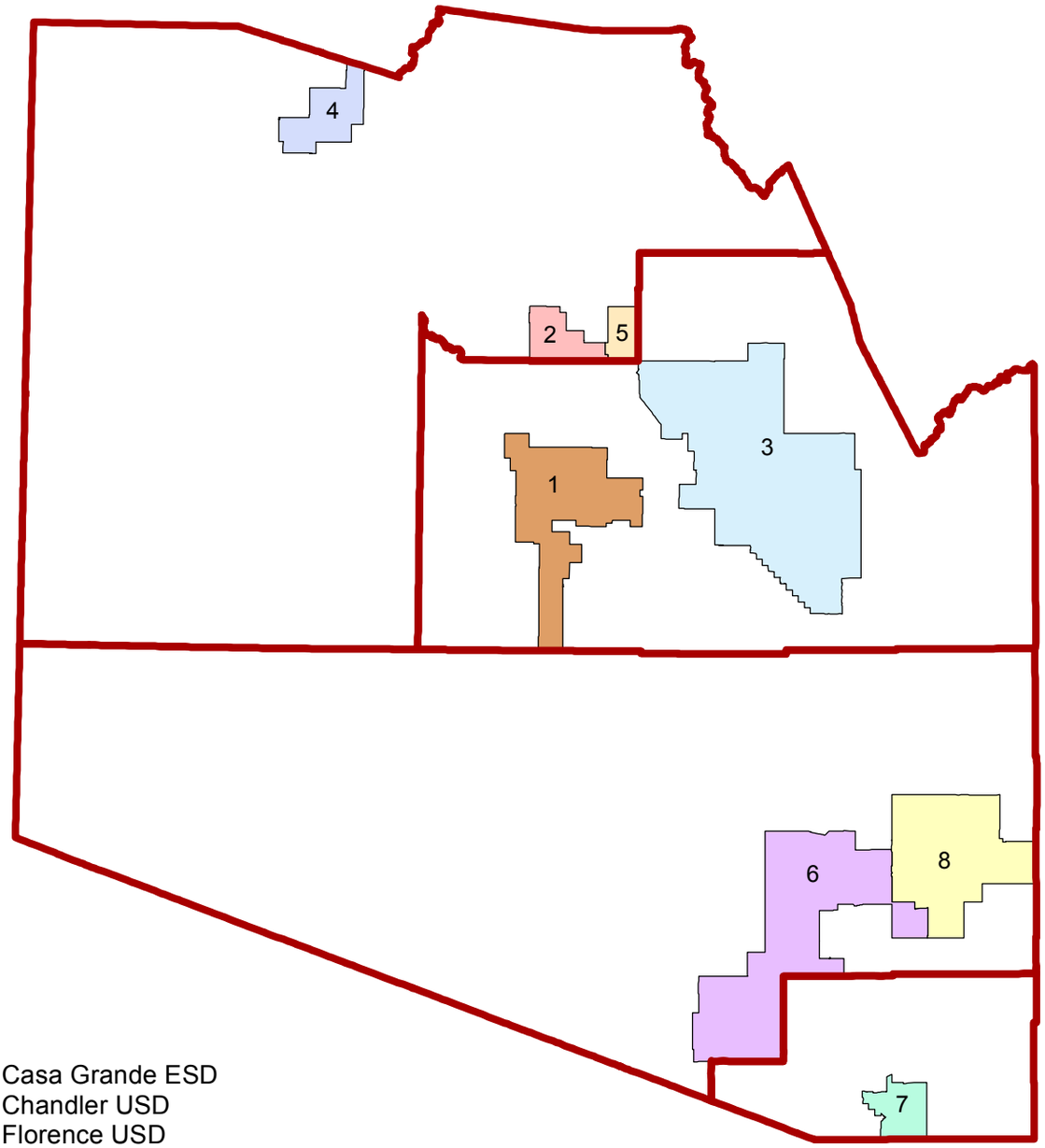
Fiscal Year	Santa Cruz ESD 100-day ADM	Santa Cruz ESD ADM Growth Rate	Santa Cruz 100-day ADM	Santa Cruz Growth Rate	Arizona 100-day ADM	Arizona ADM Growth Rate
2006	147		9,718		896,306	
2007	165	11.8%	9,977	2.7%	916,547	2.3%
2008	179	8.9%	9,965	-0.1%	927,969	1.2%
2009	190	6.0%	9,810	-1.6%	922,289	-0.6%
2010	196	2.8%	9,737	-0.7%	913,935	-0.9%
2011	206	5.4%	9,469	-2.8%	898,780	-1.7%
2012	204	-1.0%	9,302	-1.8%	892,400	-0.7%
2013	167	-18.1%	9,227	-0.8%	889,659	-0.3%
2014	158	-5.7%	9,261	0.4%	856,903	-3.7%
2015	185	17.5%	9,245	-0.2%	857,281	0.0%
Annualized Growth Rate 2006-2015		2.6%		-0.6%		-0.5%
2016 Projection	216	16.6%				

Source: Arizona Department of Education LEA information website: http://www.ade.az.gov/schoolfinance/forms/LEAQuery/InformationRequest.aspx

This year, the ADM of Vail Unified is expected to increase by 20.0% due to the conversion of three district-sponsored charter schools to district schools per Laws 2014, Second Regular Session, Ch. 16, § 22 (HB 2711). With the rest of its charter schools intended to be reverted to district schools next year, the district's ADM will experience another significant increase in FY 17. The charter school sector is very active in Chandler Unified, Queen Creek Unified, Casa Grande Elementary, and Florence Unified. However, except for Casa Grande Elementary, all other six school districts in the three counties on the current agenda are expected to grow this year. Barring unforeseen conditions in the future, we expect most of the seven districts will grow in the current projection cycle as the economy continues to improve and new housing construction increases.

Of the eight school districts on the current agenda, Santa Cruz Elementary is the only one from outside the three most populous counties. Located in the south central part of Santa Cruz County, it is small in terms of student enrollment. The growth of the school district depends on the number of students who attend through open enrollment. Currently, there is no indication that the district will significantly expand its open enrollment and experience further substantial increases in ADM in the near future.

School Districts in Maricopa, Pima, Pinal and Santa Cruz Counties
February 3, 2016 Board Meeting



1. Casa Grande ESD
2. Chandler USD
3. Florence USD
4. Nadaburg USD
5. Queen Creek USD
6. Sahuarita USD
7. Santa Cruz ESD
8. Vail USD

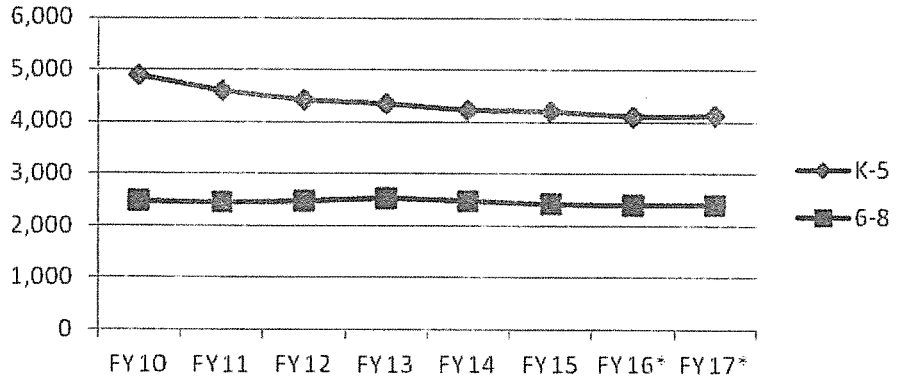
Casa Grande Elementary School District

District Overview

The District covers the town of Casa Grande and surrounding areas in Pinal County, midway between Phoenix and Tucson. It currently has nine elementary schools (K-5) and four middle schools (6-8), serving over 6,500 ADM.

District ADM History

Over the past five years, the District's K-8 ADM declined at an annualized rate of -2.1%. All five years experienced negative growth, ranging from -0.4% to -4.3%.

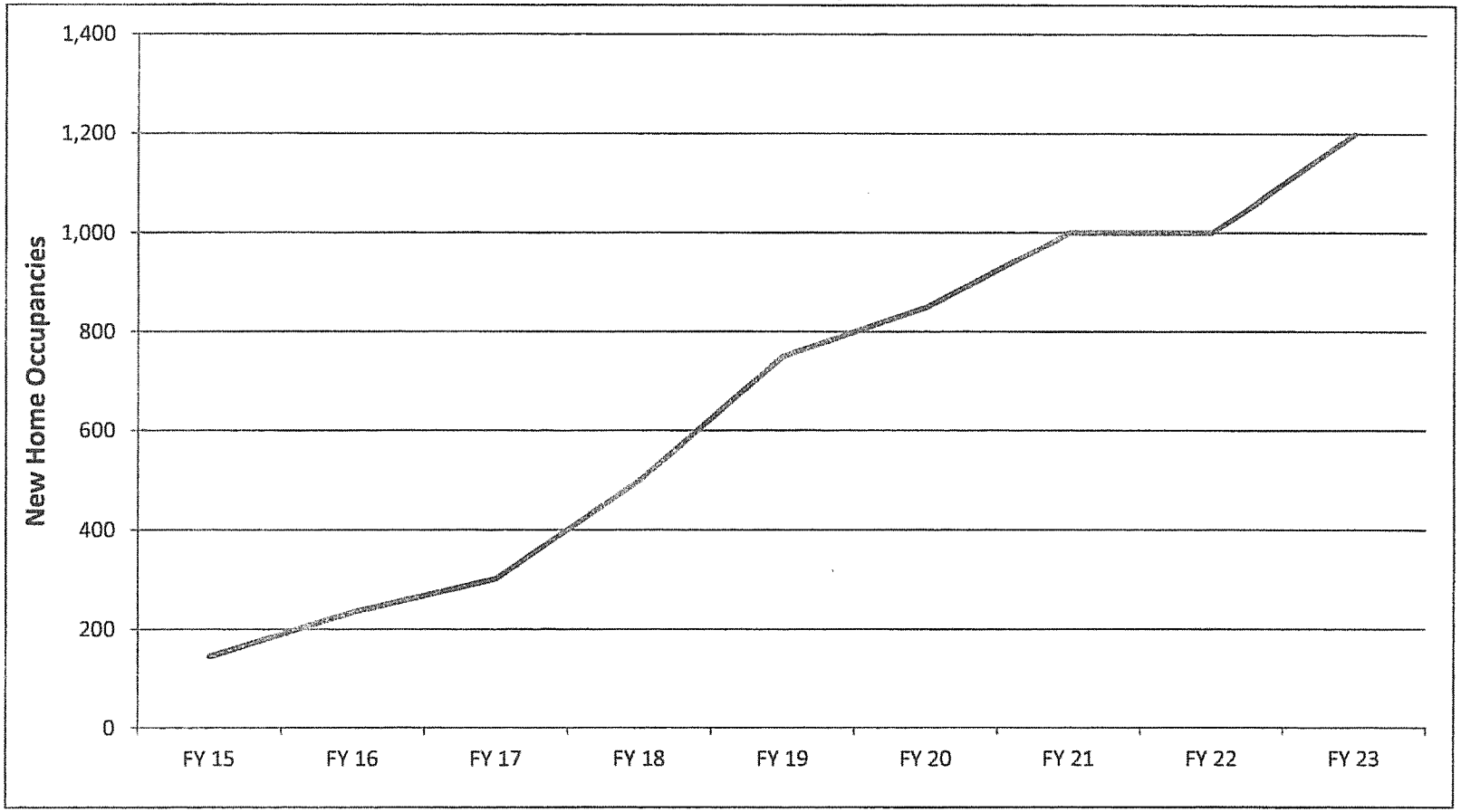


*FY 16 and FY 17: ADM projections

District Outlook

Since FY 10, the District's ADM has declined for six consecutive years while the charter school enrollment has been consistently growing. This year, the charter sector is expected to add 200 ADM at the K-8 level and the District's ADM is poised to lose 1.5%. The number of births in the area was also on a declining curve during 2007-2013 which will affect the District's long-term ADM growth. Phoenix Mart, a global trade center designed to connect thousands of North American manufacturers and distributers with domestic and global buyers, has continued pushing back its projected opening. It is forecasted to create several thousand jobs upon its full operation. SFB staff projects that barring unforeseen conditions, the District's ADM will grow in the approximate range of 4.0-6.5% per year for most years in the remainder of the projection cycle assuming the building, opening, and operating of Phoenix Mart materializes on its current schedule.

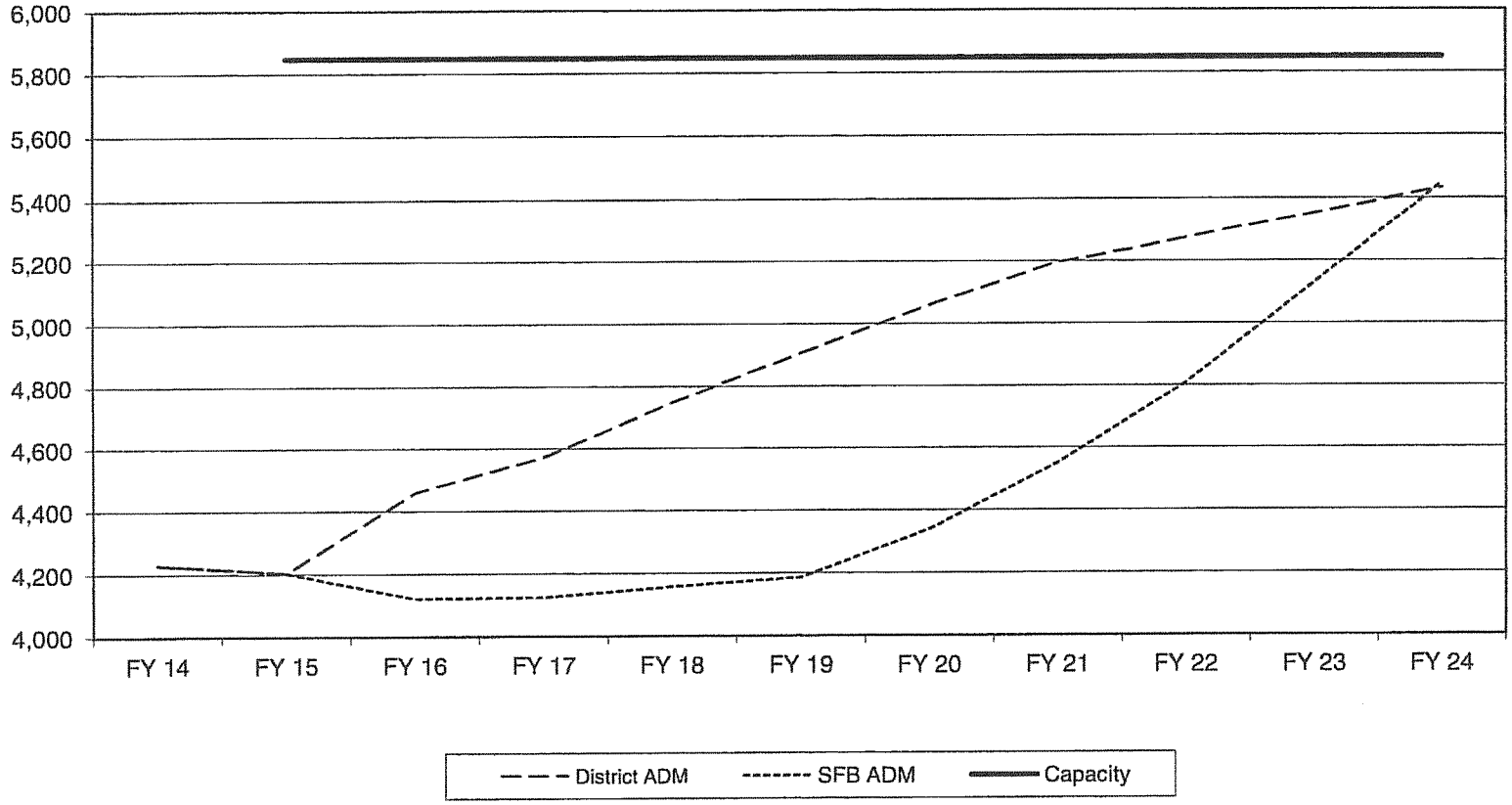
New Home Occupancies (1)
Casa Grande Elementary District



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

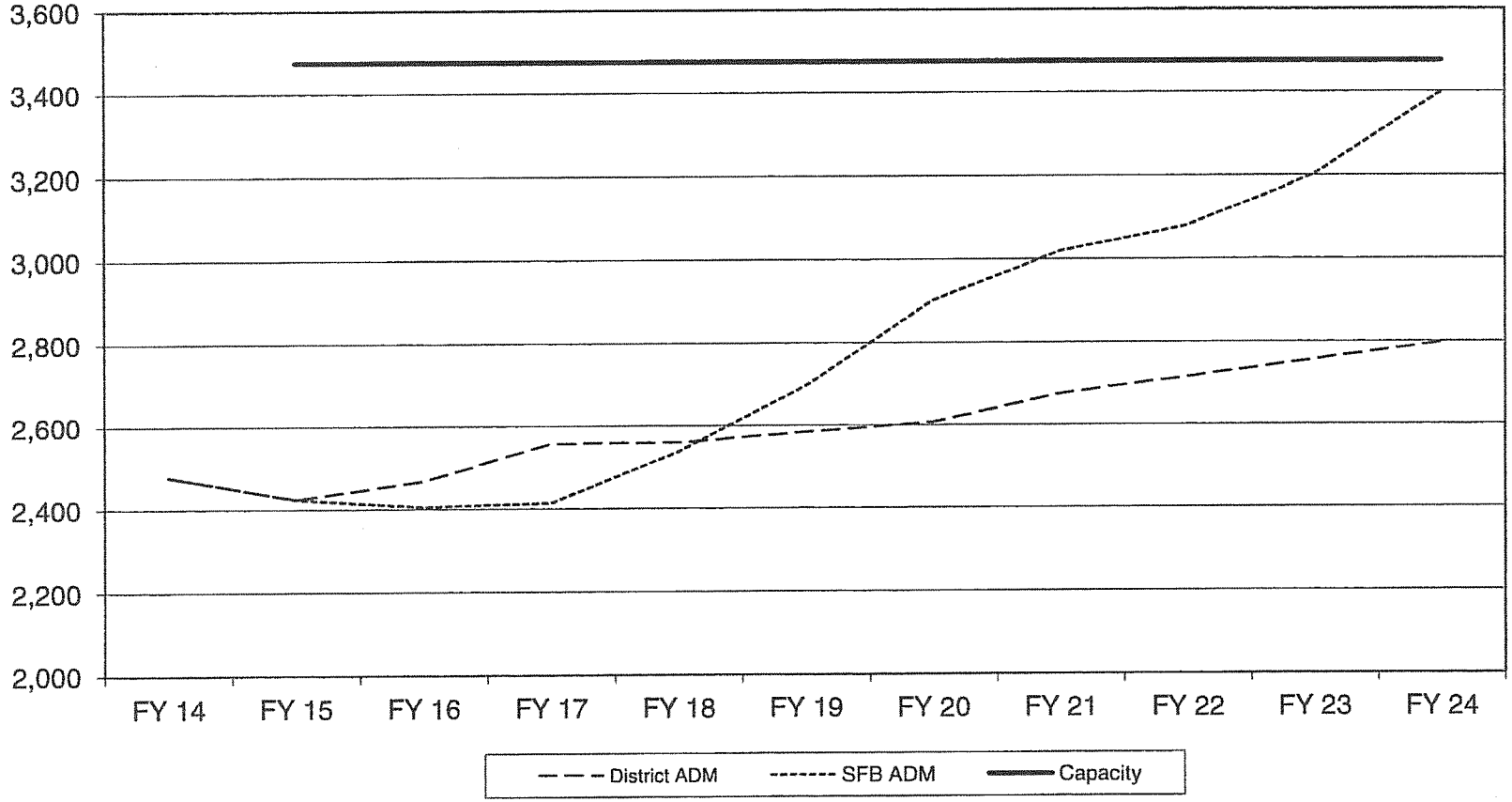
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	Total
145	235	303	500	750	850	1,000	1,000	1,200	5,983

K-5 Graph
Casa Grande Elementary District



K-5	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	4,231	4,203	4,460	4,572	4,747	4,905	5,060	5,195	5,273	5,352	5,432
SFB ADM	4,231	4,203	4,121	4,125	4,158	4,186	4,339	4,550	4,808	5,127	5,448
Capacity		5,848	5,848	5,848	5,848	5,848	5,848	5,848	5,848	5,848	5,848

6-8 Graph
Casa Grande Elementary District



6-8	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	2,478	2,424	2,468	2,558	2,559	2,584	2,607	2,676	2,716	2,757	2,798
SFB ADM	2,478	2,424	2,405	2,414	2,537	2,697	2,903	3,019	3,081	3,203	3,398
Capacity		3,475	3,475	3,475	3,475	3,475	3,475	3,475	3,475	3,475	3,475

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Casa Grande Elementary District
CTD – 110404
(K-5)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
							K-5 for 750 (007N)	

Staff Notes Regarding District's Request: This project was conceptually-approved last year to be approved in FY 23, but current ADM projections do not indicate a need for additional K-5 space within the analysis timeframe. The District owns one vacant K-5 site.

Staff Recommendation for February 3, 2016

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
							No conceptual approval	

New Construction Analysis
Casa Grande Elementary District
K - 5

K-5	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	5,848	5,848	5,848	5,848	5,848	5,848	5,848	5,848	5,848	5,848
Total Student Capacity	**5,848**	**5,848**	**5,848**	**5,848**	**5,848**	**5,848**	**5,848**	**5,848**	**5,848**	**5,848**
District's ADM Projections	**4,203**	**4,460**	**4,572**	**4,747**	**4,905**	**5,060**	**5,195**	**5,273**	**5,352**	**5,432**
ADM Growth Rate	-0.7%	6.1%	2.5%	3.8%	3.3%	3.2%	2.7%	1.5%	1.5%	1.5%
Number of Students for which new space is required (2)		-	-	-	-	-	-	-	-	-
SFB Recommended ADM Projections	**4,203**	**4,121**	**4,125**	**4,158**	**4,186**	**4,339**	**4,550**	**4,808**	**5,127**	**5,448**
ADM Growth Rate	-0.7%	-1.9%	0.1%	0.8%	0.7%	3.7%	4.9%	5.7%	6.6%	6.3%
Number of Students for which new space is required (2)		-	-	-	-	-	-	-	-	-

(1) See Square Footage and Capacity by School page.
(2) Difference between ADM projections and Total Student Capacity.

FEBRUARY 3, 2016 STAFF RECOMMENDATION

No conceptual approval.

ADM Projections
Casa Grande Elementary District

1/27/2016

District Provided ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 5	4,231	4,203	4,460	4,572	4,747	4,905	5,060	5,195	5,273	5,352	5,432
% change		-0.7%	6.1%	2.5%	3.8%	3.3%	3.2%	2.7%	1.5%	1.5%	1.5%
6 - 8	2,478	2,424	2,468	2,558	2,559	2,584	2,607	2,676	2,716	2,757	2,798
% change		-2.2%	1.8%	3.6%	0.0%	1.0%	0.9%	2.6%	1.5%	1.5%	1.5%
Total	6,709	6,627	6,928	7,130	7,306	7,489	7,667	7,871	7,989	8,109	8,230
% change		-1.2%	4.5%	2.9%	2.5%	2.5%	2.4%	2.7%	1.5%	1.5%	1.5%

SFB ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 5	4,231	4,203	4,121	4,125	4,158	4,186	4,339	4,550	4,808	5,127	5,448
% change		-0.7%	-1.9%	0.1%	0.8%	0.7%	3.7%	4.9%	5.7%	6.6%	6.3%
6 - 8	2,478	2,424	2,405	2,414	2,537	2,697	2,903	3,019	3,081	3,203	3,398
% change		-2.2%	-0.8%	0.4%	5.1%	6.3%	7.6%	4.0%	2.0%	4.0%	6.1%
Total	6,709	6,627	6,527	6,539	6,695	6,883	7,242	7,569	7,888	8,330	8,846
% change		-1.2%	-1.5%	0.2%	2.4%	2.8%	5.2%	4.5%	4.2%	5.6%	6.2%

Assumptions: FY 14 and FY 15 are actual based on information received from ADE. FY 16 through FY 24 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 5	4,231	4,249	4,267	4,429	4,586	4,806	5,110	5,396	5,702	5,979	6,218
% change		0.4%	0.4%	3.8%	3.5%	4.8%	6.3%	5.6%	5.7%	4.9%	4.0%
6 - 8	2,478	2,450	2,429	2,497	2,576	2,782	2,980	3,179	3,344	3,567	3,801
% change		-1.1%	-0.8%	2.8%	3.2%	8.0%	7.1%	6.7%	5.2%	6.7%	6.6%
Total	6,709	6,699	6,697	6,927	7,162	7,589	8,090	8,574	9,045	9,545	10,019
% change		-0.2%	0.0%	3.4%	3.4%	6.0%	6.6%	6.0%	5.5%	5.5%	5.0%

ADM History
Casa Grande Elementary District

	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	5-Year Average
K - 5	4,894	4,604	4,427	4,350	4,231	4,203	
% change		-5.9%	-3.8%	-1.7%	-2.7%	-0.7%	-3.0%
6 - 8	2,474	2,448	2,478	2,525	2,478	2,424	
% change		-1.1%	1.2%	1.9%	-1.8%	-2.2%	-0.4%
Total	7,368	7,052	6,905	6,875	6,709	6,627	
% change		-4.3%	-2.1%	-0.4%	-2.4%	-1.2%	-2.1%

Square Footage and Capacity by School
Casa Grande Elementary District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Cholla Elementary School	49,018	5,438	43,580	4,182	39,398	85	464
Cottonwood Elementary School	47,208	3,653	43,555	4,356	39,199	85	461
Early Childhood Learning Center	8,968	8,968	0	NA	0	80	-
Evergreen Elementary School	49,421	827	48,594	2,896	45,698	85	538
Ironwood School	55,808	0	55,808	5,581	50,227	85	591
Mesquite Elementary School	75,888	0	75,888	7,589	68,299	85	804
Palo Verde School	71,197	0	71,197	7,121	64,076	85	754
Saguaro Elementary School	47,596	0	47,596	4,382	43,214	85	508
SFB-funded addition to Saguaro	3,294	0	3,294	NA	3,294	80	41
SFB-funded Desert Willow	67,510	10	67,500	NA	67,500	80	844
SFB-funded McCartney Ranch (2)	67,553	53	67,500	NA	67,500	80	844
Total K-5	**543,461**	**18,949**	**524,512**	**36,107**	**488,405**		**5,848**
Cactus Middle School	97,733	0	97,733	7,355	90,378	95	951
Casa Grande Middle School (formerly Junior High School)	132,818	0	132,818	7,897	124,921	95	1,315
Ocotillo Elementary School	26,073	26,073	0	0	0	95	-
SFB-funded Villago Middle School (3)	96,822	152	96,670	NA	96,670	80	1,208
Total 6-8	**353,446**	**26,225**	**327,221**	**15,252**	**311,969**		**3,475**

(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) Plans at the time this school was presented to SFB showed that the total SF would be 67,911, with 411 SF funded by the district. District-submitted FY 08 New Square Footage Report indicates that 68,875 SF were actually built. District was asked to review, and the conclusion was total 67,553 SF. SFB staff and District staff measured together at 67,568 SF, and agreed on 67,553 SF as final number.

(3) Plans at the time this school was presented to SFB showed that the total SF would be 96,847, with 177 SF funded by the district. District-submitted FY 08 New Square Footage Report indicates that a total of 96,822 SF were actually built.

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

Local Funds Report
Casa Grande Elementary District

1/27/2016

K-5 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Cholla - building 1003	1,785									
Evergreen - building 1009	827									
Desert Willow	10									
McCartney Ranch	53									
Cottonwood School Multipurpose Building	3,653									
Cholla School Multipurpose Building	3,653									
Early Childhood Center	8,968									
Cumulative Total	18,949	18,949	18,949	18,949	18,949	18,949	18,949	18,949	18,949	18,949
ADM Projections	4,203	4,121	4,125	4,158	4,186	4,339	4,550	4,808	5,127	5,448
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)	84,058	82,428	82,501	83,161	83,715	86,778	90,995	96,151	102,536	108,961
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

6-8 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Additional SF at Villago MS	152									
Cumulative Total	152	152	152	152	152	152	152	152	152	152
ADM Projections	2,424	2,405	2,414	2,537	2,697	2,903	3,019	3,081	3,203	3,398
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)	48,481	48,105	48,287	50,747	53,942	58,054	60,382	61,610	64,063	67,963
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.

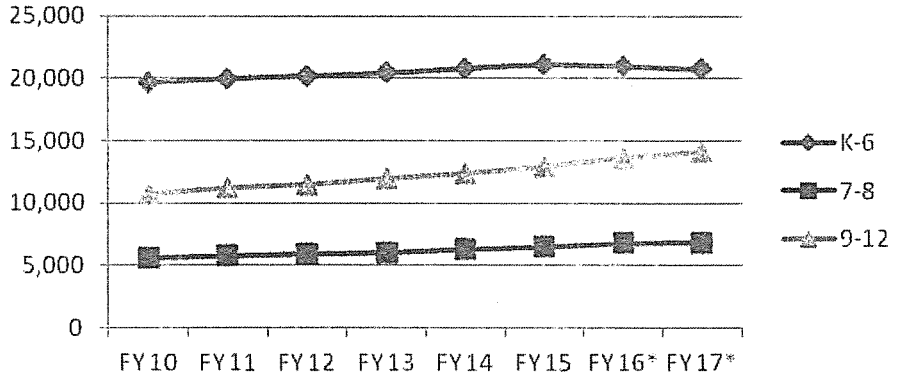
Chandler Unified School District

District Overview

Chandler Unified School District mostly covers the City of Chandler. Currently, the District has 30 elementary schools (K-6), six junior high schools (7-8), five high schools and three facilities that span multiple grade levels, with its ADM reaching over 41,400.

District ADM History

Over the past five years, the District's ADM grew at a moderate range of 1.5-3.0% per year. The five-year annualized growth rate was 2.4%.



*FY 16 and FY 17: ADM projections

District Outlook

During FY 01 - 06, an average of more than 4,000 new homes were built each year, adding more than 9,600 ADM to the district. The pace has since slowed down. During FY 13 – FY 15, the total of new housing units was approximately 5,450, among which over 1,800 were multi-family units. This year, the District's ADM is forecasted to increase an estimated 2.2%. According to the City of Chandler, the City is close to being built out with less than 2,000 acres of vacant land left. To make full use of the space, the City plans to add more than 13,000 housing units with the majority being multi-family homes. The District also covers a portion of the Town of Gilbert, located in the Santan Character Area (SCA), where 2,555 acres of undeveloped residential land is still available for new housing, and growth has been taking place. The number of births in the District was on a declining curve from nearly 3,550 in School Year (SY) 2008 to below 3,000 in SY 2014 which impacts the growth outlook. SFB staff projects that ADM will decline at the K-6 level for most years in the current projection cycle, and will continue to grow at the 7-12 level during the next four years before it levels off and declines.

Chandler Unified District
Enrollment and Monthly ADM Data

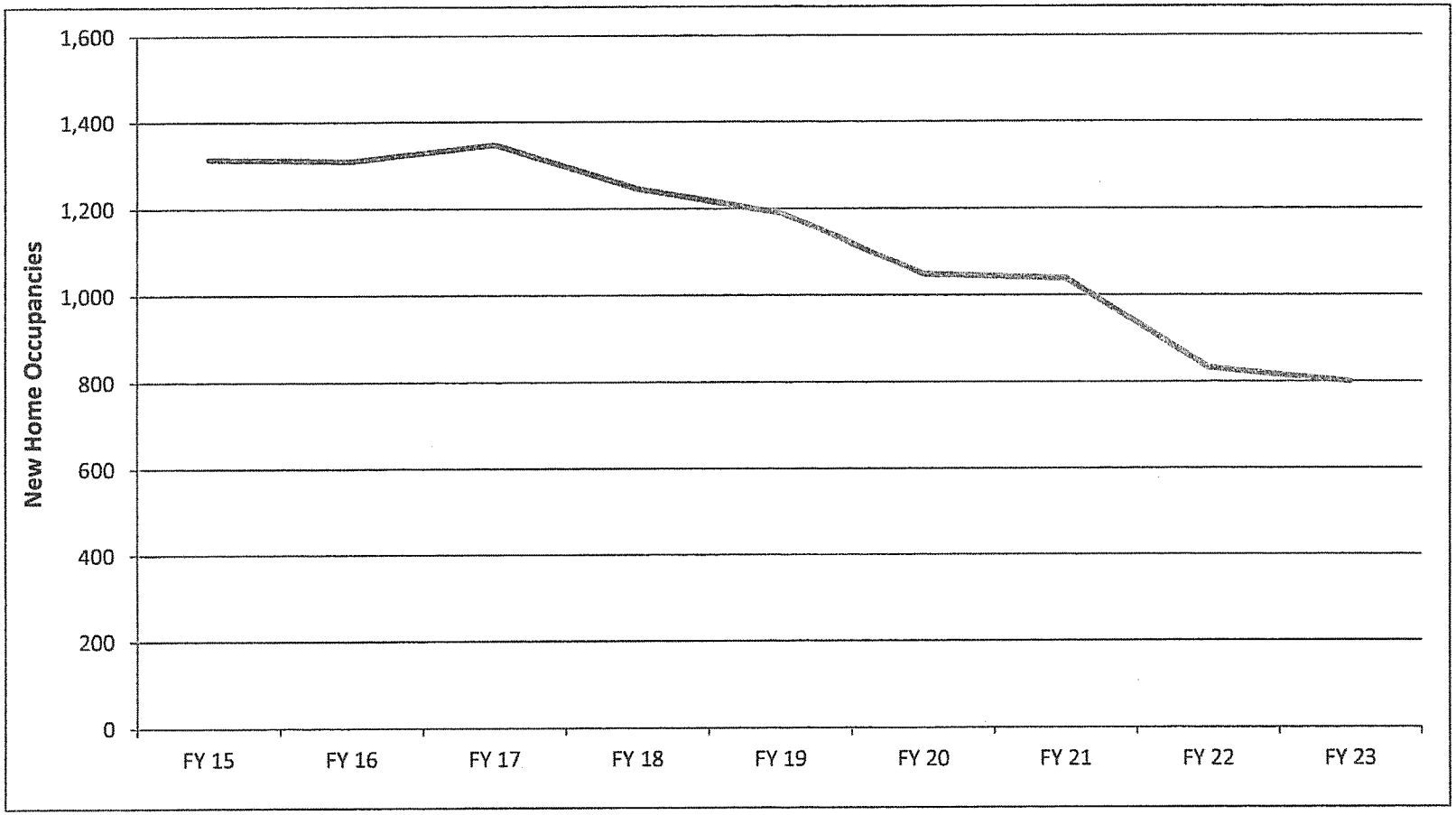
	October 1 Enrollment			November 18 Enrollment		
	FY15	FY16	Growth%	FY15	FY16	Growth%
K-6	20,983	20,814	-0.8%	21,197	21,073	-0.6%
7-8	6,502	6,765	4.0%	6,544	6,834	4.4%
9-12	13,097	13,819	5.5%	13,094	13,855	5.8%
Total	**40,582**	**41,398**	2.0%	**40,835**	**41,762**	2.3%

Enrollment data provided by Chandler Unified District. PS and K enrollment counts are calculated at 0.5.

		ADM posted in October			ADM posted in November			ADM posted in February		
	Current Capacity	FY15	FY16	Growth %	FY15	FY16	Growth %	FY15	FY16	Growth %
K-6	21,197	20,910	20,777	-0.6%	21,016	20,896	-0.6%	21,100	20,976	-0.6%
7-8	6,635	6,500	6,794	4.5%	6,499	6,791	4.5%	6,496	6,793	4.6%
9-12	12,983	13,057	13,792	5.6%	13,071	13,790	5.5%	12,954	13,724	5.9%
Total	**40,815**	**40,466**	**41,362**	2.2%	**40,586**	**41,477**	2.2%	**40,500**	**41,493**	2.3%

ADM data from 45-1 attendance report by ADE.

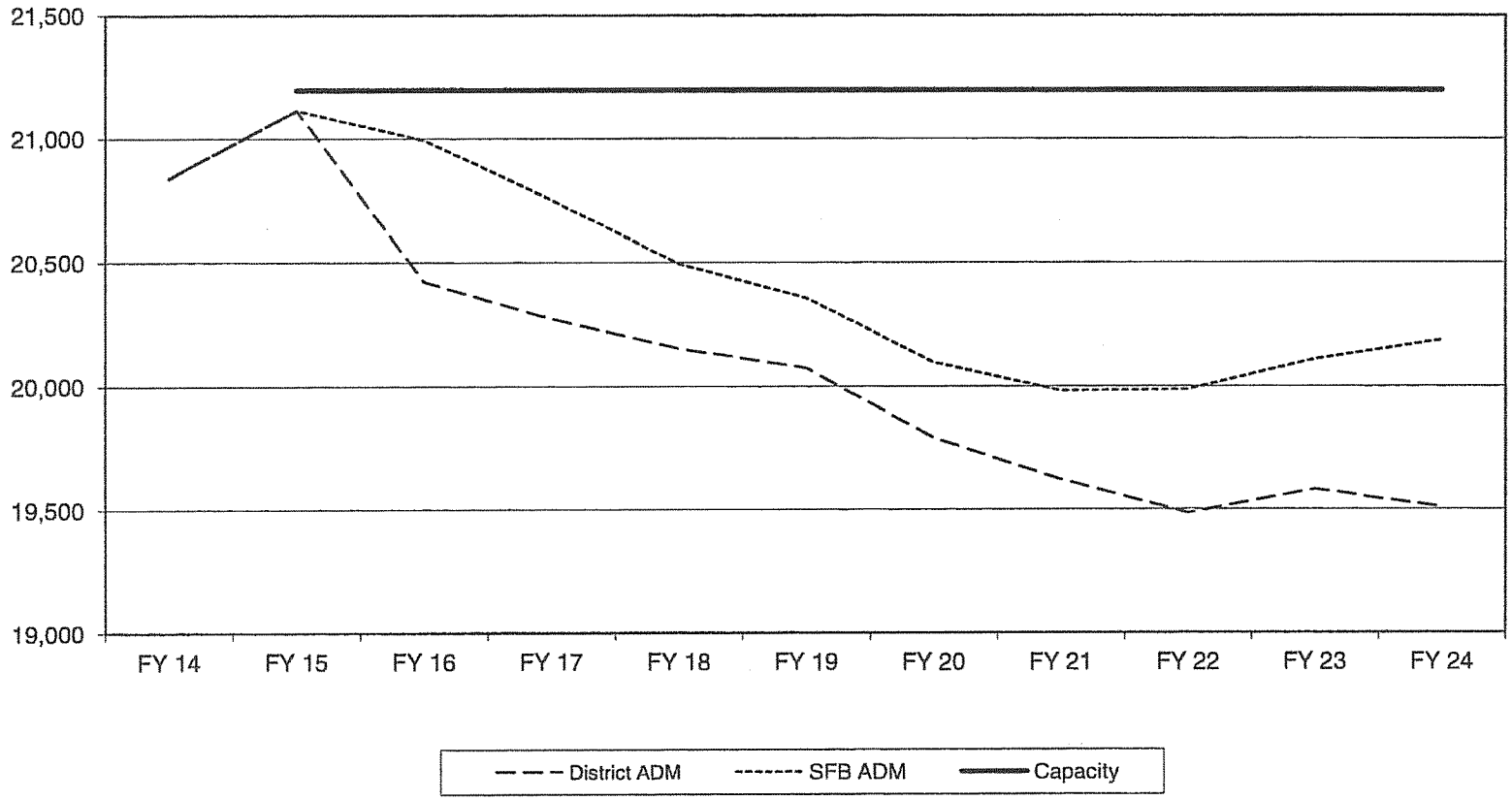
New Home Occupancies (1)
Chandler Unified District



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

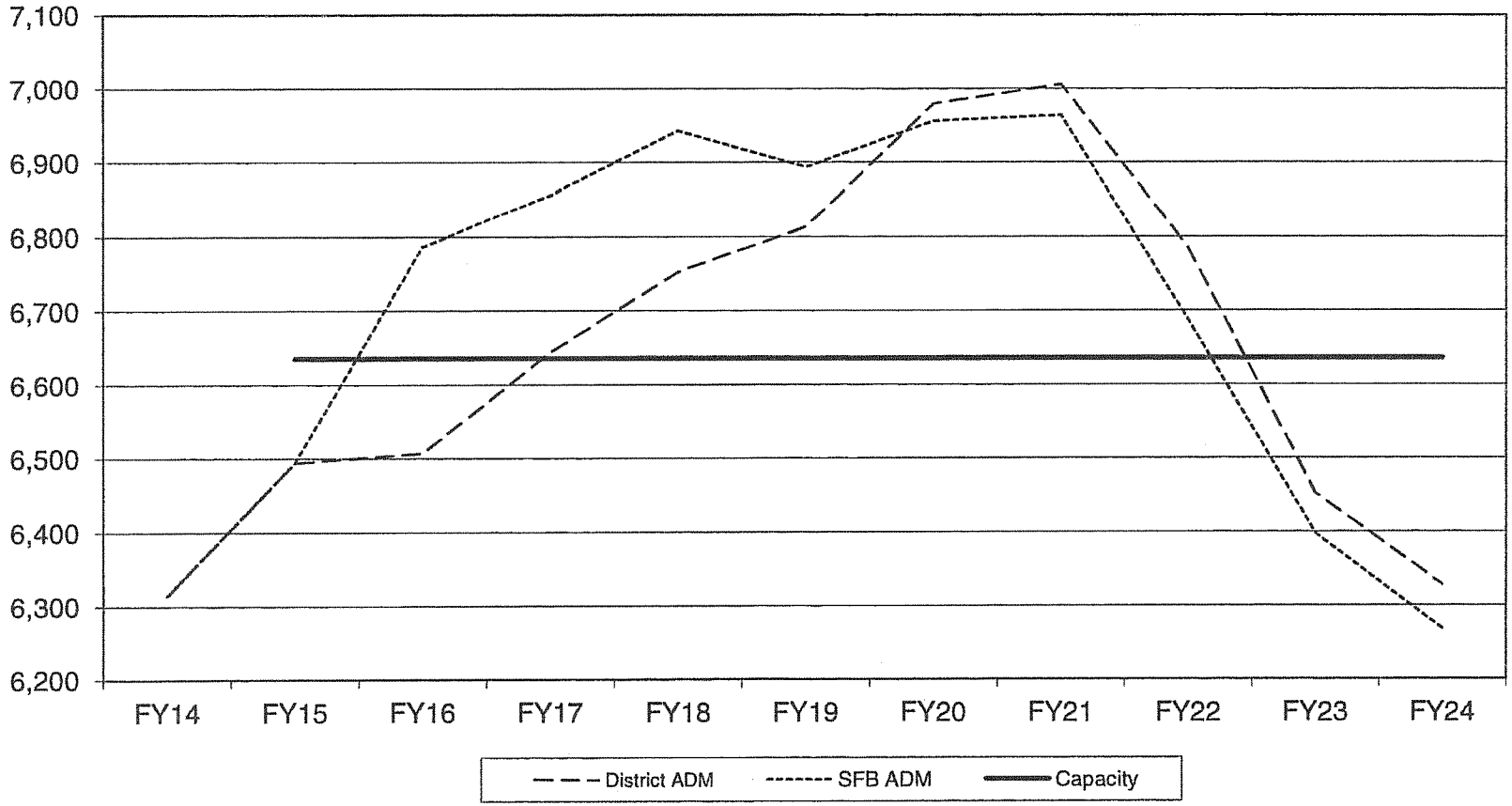
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	Total
1,314	1,309	1,347	1,244	1,190	1,047	1,038	832	800	10,121

K-6 Graph
Chandler Unified District



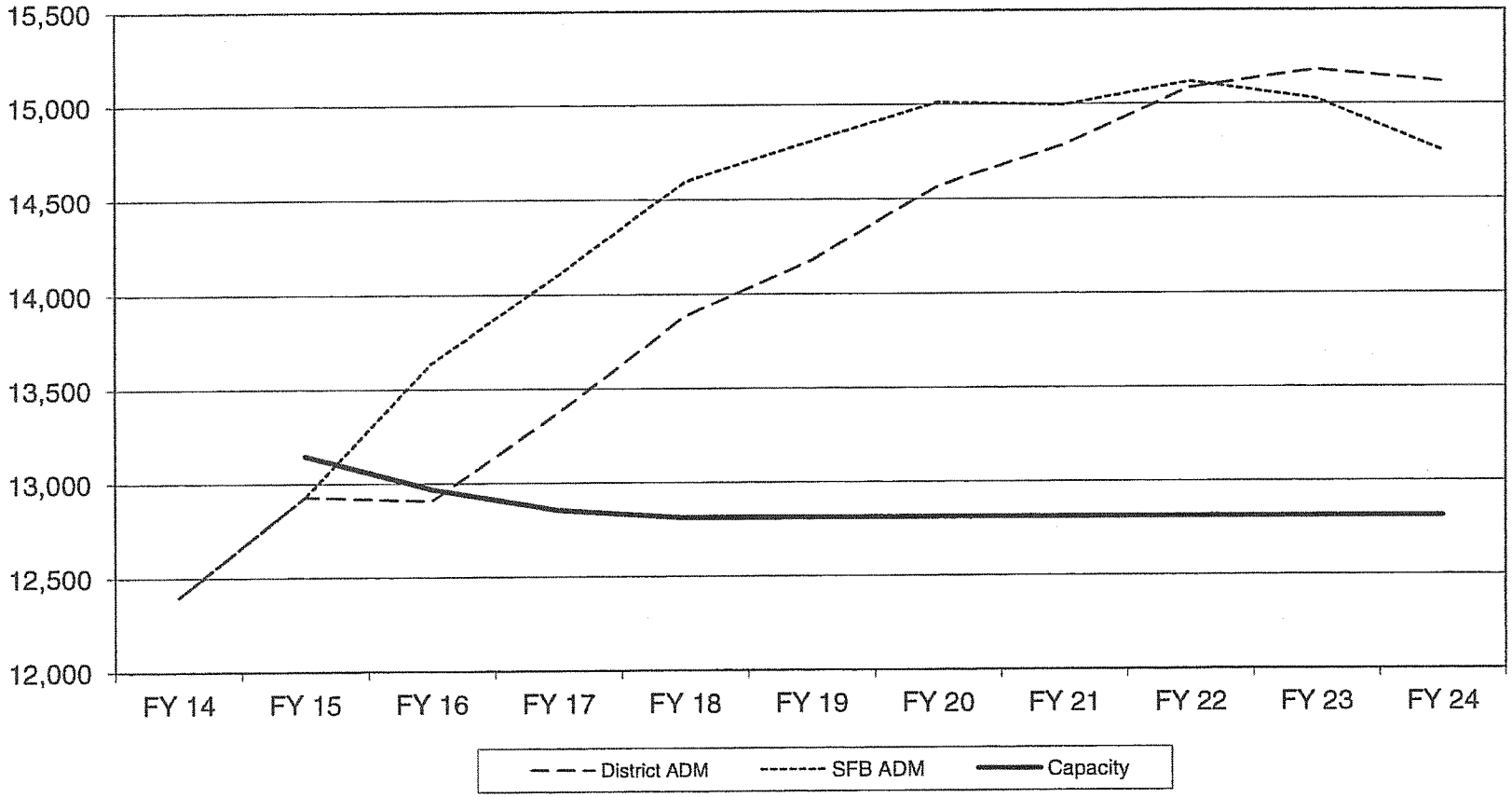
K-6	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	20,840	21,114	20,423	20,272	20,153	20,072	19,789	19,621	19,486	19,581	19,508
SFB ADM	20,840	21,114	20,993	20,755	20,494	20,356	20,095	19,981	19,987	20,108	20,186
Capacity		21,197	21,197	21,197	21,197	21,197	21,197	21,197	21,197	21,197	21,197

7-8 Graph
Chandler Unified District



7-8	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24
District ADM	6,315	6,495	6,507	6,644	6,752	6,813	6,979	7,006	6,785	6,452	6,328
SFB ADM	6,315	6,495	6,786	6,856	6,943	6,893	6,956	6,964	6,687	6,397	6,268
Capacity		6,635	6,635	6,635	6,635	6,635	6,635	6,635	6,635	6,635	6,635

9-12 Graph
Chandler Unified District



9-12	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	12,397	12,928	12,906	13,372	13,883	14,177	14,568	14,783	15,086	15,179	15,115
SFB ADM	12,397	12,928	13,639	14,104	14,593	14,806	15,012	14,995	15,117	15,025	14,747
Capacity		13,148	12,970	12,854	12,811	12,811	12,811	12,811	12,811	12,811	12,811

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Chandler Unified District
CTD – 070280
(K-6)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
			K-6 for 1,069 students				

Staff Notes Regarding District's Request: This project has not yet been conceptually approved. The district owns a site for this project.

Staff Recommendation for February 23, 2016

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
			No conceptual approval				

New Construction Analysis
Chandler Unified District
K - 6

K-6	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	21,197	21,197	21,197	21,197	21,197	21,197	21,197	21,197	21,197	21,197
Total Student Capacity	**21,197**	**21,197**	**21,197**	**21,197**	**21,197**	**21,197**	**21,197**	**21,197**	**21,197**	**21,197**

District's ADM Projections	**21,114**	**20,423**	**20,272**	**20,153**	**20,072**	**19,789**	**19,621**	**19,486**	**19,581**	**19,508**
ADM Growth Rate	1.3%	-3.3%	-0.7%	-0.6%	-0.4%	-1.4%	-0.8%	-0.7%	0.5%	-0.4%
Number of Students for which new space is required (2)		-	-	-	-	-	-	-	-	-

SFB Recommended ADM Projections	**21,114**	**20,993**	**20,755**	**20,494**	**20,356**	**20,095**	**19,981**	**19,987**	**20,108**	**20,186**
ADM Growth Rate	1.3%	-0.6%	-1.1%	-1.3%	-0.7%	-1.3%	-0.6%	0.0%	0.6%	0.4%
Number of Students for which new space is required (2)		-	-	-	-	-	-	-	-	-

(1) See Square Footage and Capacity by School page.
(2) Difference between ADM projections and Total Student Capacity.

FEBRUARY 23, 2016 STAFF RECOMMENDATION

No conceptual approval.

New Construction Analysis
Chandler Unified District
7 - 8

7-8	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	6,635	6,635	6,635	6,635	6,635	6,635	6,635	6,635	6,635	6,635
Total Student Capacity	**6,635**	**6,635**	**6,635**	**6,635**	**6,635**	**6,635**	**6,635**	**6,635**	**6,635**	**6,635**
District's ADM Projections	**6,495**	**6,507**	**6,644**	**6,752**	**6,813**	**6,979**	**7,006**	**6,785**	**6,452**	**6,328**
ADM Growth Rate	2.8%	0.2%	2.1%	1.6%	0.9%	2.4%	0.4%	-3.2%	-4.9%	-1.9%
Number of Students for which new space is required (2)		-	9	117	178	344	371	150	-	-
SFB Recommended ADM Projections	**6,495**	**6,786**	**6,856**	**6,943**	**6,893**	**6,956**	**6,964**	**6,687**	**6,397**	**6,268**
ADM Growth Rate	2.8%	4.5%	1.0%	1.3%	-0.7%	0.9%	0.1%	-4.0%	-4.3%	-2.0%
Number of Students for which new space is required (2)		151	221	308	258	321	329	52	-	-

(1) See Square Footage and Capacity by School page.
(2) Difference between ADM projections and Total Student Capacity.

FEBRUARY 23, 2016 STAFF RECOMMENDATION

For information only.

New Construction Analysis
Chandler Unified District
9-12

9-12	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	12,811	12,811	12,811	12,811	12,811	12,811	12,811	12,811	12,811	12,811
District-funded Capacity (2)	337	159	43	-	-	-	-	-	-	-
Total Student Capacity	**13,148**	**12,970**	**12,854**	**12,811**	**12,811**	**12,811**	**12,811**	**12,811**	**12,811**	**12,811**
District's ADM Projections	**12,928**	**12,906**	**13,372**	**13,883**	**14,177**	**14,568**	**14,783**	**15,086**	**15,179**	**15,115**
ADM Growth Rate	4.3%	-0.2%	3.6%	3.8%	2.1%	2.8%	1.5%	2.0%	0.6%	-0.4%
Number of Students for which new space is required (3)		-	518	1,072	1,366	1,757	1,972	2,275	2,368	2,304
SFB Recommended ADM Projections	**12,928**	**13,639**	**14,104**	**14,593**	**14,806**	**15,012**	**14,995**	**15,117**	**15,025**	**14,747**
ADM Growth Rate	4.3%	5.5%	3.4%	3.5%	1.5%	1.4%	-0.1%	0.8%	-0.6%	-1.8%
Number of Students for which new space is required (3)		669	1,251	1,782	1,995	2,201	2,184	2,306	2,214	1,936

(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.

FEBRUARY 23, 2016 STAFF RECOMMENDATION

For information only.

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Chandler Unified District
CTD – 070280
(7-12)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
Additional space at Camille Casteel High School for 685 students							

Staff Notes Regarding District's Request: Two years ago, the district was conceptually approved for 7-8 and 9-12 space to be approved in FY 16. The district withdrew requests for those projects last year, as they had already begun construction on a 7-12 facility with local funds so that the space would be available when the students arrived. The majority of that school (Camille Casteel High School) opened in Fall 2015. This year, the district requests additional square footage to finish that school. The district owns land for this project.

A.R.S. 15-2041 D.3.(a) addresses the size of awards to be made by the School Facilities Board: "Determine the number of pupils requiring additional square footage to meet building adequacy standards. . . . This amount for middle and high schools shall not be less than the number of new pupils for whom space will be needed in the next four years and shall not exceed the number of new pupils for whom space will be needed in the next eight years." The 4 to 8 year window for sizing this award is FY 20 to FY 24. This is not a viable range for this award as the district's ADM is projected to decline in the latter half of the projection cycle (see analysis page).

Staff Recommendation for February 23, 2016

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
Additional space at Camille Casteel High School for 685 students							

Note: The actual capacity of a 685-student addition in this district would be 900 students.

New Construction Analysis
Chandler Unified District
7-12

7-12	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	19,446	19,446	19,446	19,446	19,446	19,446	19,446	19,446	19,446	19,446
District-funded Capacity (2)	337	159	43	-	-	-	-	-	-	-
Total Student Capacity	**19,783**	**19,606**	**19,489**	**19,446**	**19,446**	**19,446**	**19,446**	**19,446**	**19,446**	**19,446**
District's ADM Projections	**19,422**	**19,413**	**20,016**	**20,635**	**20,990**	**21,547**	**21,789**	**21,871**	**21,631**	**21,443**
ADM Growth Rate	4.3%	0.0%	3.1%	3.1%	1.7%	2.7%	1.1%	0.4%	-1.1%	-0.9%
Number of Students for which new space is required (3)		-	527	1,189	1,544	2,101	2,343	2,425	2,185	1,997
SFB Recommended ADM Projections	**19,422**	**20,426**	**20,961**	**21,536**	**21,699**	**21,968**	**21,959**	**21,804**	**21,422**	**21,015**
ADM Growth Rate	4.3%	5.2%	2.6%	2.7%	0.8%	1.2%	0.0%	-0.7%	-1.7%	-1.9%
Number of Students for which new space is required (3)		820	1,471	2,090	2,253	2,521	2,512	2,357	1,976	1,569

Based on A.R.S. 15-2041 D.3.(a), the size of this award shall not be less than 2,521 or more than 1,569! If we comply with one, we are out of compliance with the other.

(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.

FEBRUARY 23, 2016 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
Additional space at Camille Casteel High School	7-12	685	116.7	79,940	$159.46	$12,747,232	900

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Chandler Unified District
CTD – 070280
(K-12)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
	35,000 SF to accommodate 150 K-12 students with disabilities (025N)						

Staff Notes Regarding District's Request: Project 025N was conceptually-approved last year for 15,420 SF to be approved in FY 16. Many of these students require personal health aides and the use of large physical therapy equipment, such as wheelchairs. A.R.S. §15-2011 D. and A.R.S. §15-2041 D.3. (b) allow the SFB to modify the square footage per pupil requirements prescribed in those sections based on extraordinary circumstances, such as the number of pupils served and unusual grade configurations. Staff feels that the nature of this school's program, coupled with the small number of students served, represents an extraordinary circumstance.

Staff Recommendation for February 23, 2016

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
	35,000 SF to accommodate 150 K-12 students with disabilities (025N) (Conceptual)						

Note: The actual capacity of 35,000 K-12 square feet would normally be 414 students. The proposed actual capacity is 150 students based on a modification allowed per A.R.S. 15-2011 D.1. and 3.

Note: NO FUNDING IS COMMITTED TO CONCEPTUALLY-APPROVED PROJECTS. ALL CONCEPTUAL PROJECTS SUBJECT TO CHANGE upon review, and have the potential to be pushed back, eliminated, or modified.

New Construction Analysis
Chandler Unified District
K-12

Assumes approval of 7-12 space 2-23-16

K-12	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	40,643	40,643	40,643	40,643	40,643	40,643	40,643	40,643	40,643	40,643
7-12 space recommended for approval 2/23/16	-	900	900	900	900	900	900	900	900	900
District-funded Capacity (2)	337	159	43	-	-	-	-	-	-	-
Total Student Capacity	**40,980**	**41,703**	**41,586**	**41,543**	**41,543**	**41,543**	**41,543**	**41,543**	**41,543**	**41,543**
District's ADM Projections	**40,536**	**39,836**	**40,288**	**40,788**	**41,062**	**41,336**	**41,410**	**41,357**	**41,212**	**40,951**
ADM Growth Rate	4.3%	-1.7%	1.1%	1.2%	0.7%	0.7%	0.2%	-0.1%	-0.4%	-0.6%
Number of Students for which new space is required (2)		-	-	-	-	-	-	-	-	-
SFB Recommended ADM Projections	**40,536**	**41,419**	**41,715**	**42,031**	**42,055**	**42,063**	**41,940**	**41,791**	**41,530**	**41,201**
ADM Growth Rate	4.3%	2.2%	0.7%	0.8%	0.1%	0.0%	-0.3%	-0.4%	-0.6%	-0.8%
Number of Students for which new space is required (2)		-	129	487	512	519	397	247	-	-

(1) See Square Footage and Capacity by School page.
(2) Difference between ADM projections and Total Student Capacity.

FEBRUARY 23, 2016 STAFF RECOMMENDATION

The staff recommendation is to conceptually approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student *	Square Feet	Actual Capacity **	Approval FY
New school - 025N	K-12	150	233	35,000	150	FY 17

* Square footage per student for a K-12 configuration in a district this size would normally be 102.8. Staff recommends modifying to 233 SF per pupil in order to provide the additional space needed for the aides and equipment. Modifications are allowed per A.R.S. 15-2041 D.3.(b) (i) and (iii).

** The actual capacity of a K-12 school in a district this size would normally be determined by dividing the square footage by 84.5. This would yield an actual capacity of 414 for this school. Staff recommends modifying to divide the square footage by 233, which would yield an actual capacity of 150 students. Modifications are allowed per A.R.S. 15-2011 D.1. and 3.

ADM Projections
Chandler Unified District

2/17/2016

District Provided ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 6	20,840	21,114	20,423	20,272	20,153	20,072	19,789	19,621	19,486	19,581	19,508
% change		1.3%	-3.3%	-0.7%	-0.6%	-0.4%	-1.4%	-0.8%	-0.7%	0.5%	-0.4%
7 - 8	6,315	6,495	6,507	6,644	6,752	6,813	6,979	7,006	6,785	6,452	6,328
% change		2.8%	0.2%	2.1%	1.6%	0.9%	2.4%	0.4%	-3.2%	-4.9%	-1.9%
9 - 12	12,397	12,928	12,906	13,372	13,883	14,177	14,568	14,783	15,086	15,179	15,115
% change		4.3%	-0.2%	3.6%	3.8%	2.1%	2.8%	1.5%	2.0%	0.6%	-0.4%
Total	39,552	40,536	39,836	40,288	40,788	41,062	41,336	41,410	41,357	41,212	40,951
% change		2.5%	-1.7%	1.1%	1.2%	0.7%	0.7%	0.2%	-0.1%	-0.4%	-0.6%

SFB ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 6	20,840	21,114	20,993	20,755	20,494	20,356	20,095	19,981	19,987	20,108	20,186
% change		1.3%	-0.6%	-1.1%	-1.3%	-0.7%	-1.3%	-0.6%	0.0%	0.6%	0.4%
7 - 8	6,315	6,495	6,786	6,856	6,943	6,893	6,956	6,964	6,687	6,397	6,268
% change		2.8%	4.5%	1.0%	1.3%	-0.7%	0.9%	0.1%	-4.0%	-4.3%	-2.0%
9 - 12	12,397	12,928	13,639	14,104	14,593	14,806	15,012	14,995	15,117	15,025	14,747
% change		4.3%	5.5%	3.4%	3.5%	1.5%	1.4%	-0.1%	0.8%	-0.6%	-1.8%
Total	39,552	40,536	41,419	41,715	42,031	42,055	42,063	41,940	41,791	41,530	41,201
% change		2.5%	2.2%	0.7%	0.8%	0.1%	0.0%	-0.3%	-0.4%	-0.6%	-0.8%

Assumptions: FY 14 and FY 15 are actual based on information received from ADE. FY 16 through FY 24 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 6	20,840	21,120	21,095	21,094	21,061	21,041	20,972	20,997	21,099	21,182	21,223
% change		1.3%	-0.1%	0.0%	-0.2%	-0.1%	-0.3%	0.1%	0.5%	0.4%	0.2%
7 - 8	6,315	6,495	6,685	6,765	6,869	6,938	7,013	6,964	6,767	6,652	6,658
% change		2.8%	2.9%	1.2%	1.5%	1.0%	1.1%	-0.7%	-2.8%	-1.7%	0.1%
9 - 12	12,397	12,927	13,351	13,728	14,114	14,322	14,602	14,722	14,870	14,840	14,660
% change		4.3%	3.3%	2.8%	2.8%	1.5%	1.9%	0.8%	1.0%	-0.2%	-1.2%
Total	39,552	40,542	41,131	41,587	42,043	42,302	42,587	42,683	42,735	42,674	42,540
% change		2.5%	1.5%	1.1%	1.1%	0.6%	0.7%	0.2%	0.1%	-0.1%	-0.3%

ADM History
Chandler Unified District

	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	5-Year Average
K - 6	19,710	20,019	20,228	20,443	20,840	21,114	
% change		1.6%	1.0%	1.1%	1.9%	1.3%	1.4%
7 - 8	5,631	5,778	5,946	6,045	6,315	6,495	
% change		2.6%	2.9%	1.7%	4.5%	2.8%	2.9%
9 - 12	10,724	11,218	11,485	11,964	12,397	12,928	
% change		4.6%	2.4%	4.2%	3.6%	4.3%	3.8%
Total	36,065	37,014	37,658	38,453	39,552	40,536	
% change		2.6%	1.7%	2.1%	2.9%	2.5%	2.4%

Square Footage and Capacity by School
Chandler Unified District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
San Marcos (Denver) Elementary School	52,271	0	52,271	912	51,359	85	604
Galveston Elementary School	64,090	4,245	59,845	1,309	58,536	85	689
Hartford Elementary School	49,379	0	49,379	269	49,110	85	578
District-funded addition to Hartford (FY 08)	8,012	8,012	0	NA	0	80	0
Knox Elementary School	54,764	0	54,764	413	54,351	85	639
Frye Elementary School	70,094	446	69,648	6,419	63,229	85	744
Anna Marie Jacobson Elementary School	65,056	0	65,056	488	64,568	85	760
Sanborn Elementary School	61,457	0	61,457	464	60,993	85	718
Clifford J Goodman Elementary School	57,109	0	57,109	367	56,742	85	668
Weinberg Elementary School	52,634	0	52,634	1,961	50,673	85	596
John M Andersen Elementary School	54,619	0	54,619	2,084	52,535	85	618
Marshall Humphrey II Elementary School	52,827	0	52,827	2,084	50,743	85	597
Shumway Elementary School	54,844	0	54,844	1,019	53,825	85	633
Dr Howard K Conley Elementary School	68,198	0	68,198	1,332	66,866	85	787
Rudy G Bologna Elementary School	68,198	0	68,198	1,332	66,866	85	787
Robert & J Danell Tarwater Elementary School	68,198	0	68,198	1,332	66,866	85	787
Liberty Campus (2)	42,822	40,946	1,876	0	1,876	85	22
Freedom Campus (formerly Chandler Traditional Academy)	60,052	58,148	1,904	NA	1,904	85	22
SFB-funded Addition to Weinberg (213N)	9,540	0	9,540	NA	9,540	80	119
SFB-funded Basha Elementary	85,711	0	85,711	NA	85,711	80	1,071
SFB-funded Jane D. Hull Elementary	92,794	7,973	84,821	NA	84,821	80	1,060
SFB-funded Santan K-6	85,500	0	85,500	NA	85,500	80	1,069
SFB-funded T. Dale Hancock (4)	63,024	0	63,024	NA	63,024	80	788
SFB-funded Navarrete Elementary (4)	73,954	10,930	63,024	NA	63,024	80	788
SFB-funded Ryan Elementary (5)	76,500	0	76,500	NA	76,500	80	956
SFB-funded Independence Campus (6)	63,011	0	63,011	NA	63,011	80	788
SFB-funded Fulton	86,227	1,447	84,780	NA	84,780	80	1,060
SFB-funded Riggs	90,643	1,723	88,920	NA	88,920	80	1,112
SFB-funded Charlotte Patterson (opened FY 09)	84,900	0	84,900	NA	84,900	80	1,061
SFB-funded Haley (opened FY 09)	86,258	38	86,220	NA	86,220	80	1,078
Chandler CARE Center (K-6 portion only) (3)	4,608	4,608	0	NA	0	80	0
John and Carol Carslon Elementary	80,178	80,178	0	NA	0	80	0
Auxier Elementary	90,845	90,845	0	NA	0	80	0
Total K-6	**2,078,317**	**309,539**	**1,768,778**	**21,785**	**1,746,993**		**21,197**

Square Footage and Capacity by School
Chandler Unified District

Bogle Junior High School	131,951	0	131,951	5,204	126,747	100	1,267
John M Andersen Jr High School	122,640	0	122,640	4,863	117,777	100	1,178
Willis Junior High School	120,058	18,199	101,859	1,701	100,158	100	1,002
Arizona College Prep - Oakland Campus (formerly Chandler Traditional JH)	62,615	0	62,615	0	62,615	100	626
SFB-funded Santan Junior High	98,463	13,463	85,000	NA	85,000	80	1,063
SFB-funded Willie and Coy Payne	120,082	82	120,000	NA	120,000	80	1,500
Chandler CARE Center (7-8 portion only) (3)	1,418	1,418	0	NA	0	80	0
Ken Chief Hill Learning Academy (7-8 portion only) (7)	8,511	8,511	0	NA	0	80	0
Camille Casteel High School (7-8 portion only) (7)	80,501	80,501	0	NA	0	80	0
Total 7-8	**746,239**	**122,174**	**624,065**	**11,768**	**612,297**		**6,635**
Chandler High School	431,208	60,689	370,519	31,019	339,500	109.5	3,100
Hamilton High School	390,127	24,993	365,134	36,265	328,869	109.5	3,003
District-funded addition to Hamilton	13,850	13,850	0	NA	0	94	0
Arizona College Prep - Erie Campus (reconfigured from K-6 to 9-12 4/6/11)	52,466	0	52,466	2,405	50,061	109.5	457
Additional space built at Erie Campus FY12	19,234	19,234	0	NA	0	94	0
SFB-funded Basha High School	316,215	41,215	275,000	NA	275,000	94	2,926
SFB-funded Perry High	354,489	41,989	312,500	NA	312,500	94	3,324
District-funded addition to Perry	33,157	1,484	31,673	NA	31,673	94	337
Chandler CARE Center (9-12 portion only) (3)	2,836	2,836	0	NA	0	94	0
Ken Chief Hill Learning Academy (9-12 portion only) (7)	17,023	17,023	0	NA	0	94	0
Camille Casteel High School (9-12 portion only) (7)	161,001	161,001	0	NA	0	94	0
Total 9-12	**1,791,606**	**384,314**	**1,407,292**	**69,689**	**1,337,603**		**13,148**

(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) The majority of this school is excludable because it was built with unrestricted capital outlay funds prior to June 30, 2002.

(3) Pro-rated to elementary, middle, and high school square footage assuming equal distributions among grade levels assuming Kindergarten grade level counts as one-half.

(4) Approved for 63,016 SF, but actual square footage built was 63,024 SF. The district did not add any square footage with local funds. Therefore, the entire square footage amount was funded by SFB.

(5) Although district reported 76,497 square feet actually built, the entire SFB-funded amount (76,500 SF) counts against district's capacity.

(6) Approved for 63,000 SF, but actual square footage built was 63,011 SF. The district did not add any square footage with local funds. Therefore, the entire square footage amount was funded by SFB.

(7) Pro-rated to middle and high school square footage assuming equal distributions among grade levels.

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

Local Funds Report
Chandler Unified District

2/17/2016

K-6 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23
Various projects pre-FY 07	86,497								
Fulton addition (FY 07)	1,447								
Riggs addition (FY 07)	1,723								
Hartford bldgs 1010 and 1011 (FY 08)	8,012								
Haley addition (FY 08)	38								
Glaveston addition (FY 09)	4,245								
C.A.R.E. Center at Galveston (K-6 portion) (FY 10)	4,608								
John and Carol Carlson Elementary (FY 12)	80,178								
Frye entry / Office renovation (FY 13)	446								
Auxier Elementary (FY 15)	90,845								
Cumulative Total	278,039	278,039	278,039	278,039	278,039	278,039	278,039	278,039	278,039
ADM Projections	21,114	20,993	20,755	20,494	20,356	20,095	19,981	19,987	20,108
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)	422,281	419,866	415,091	409,887	407,119	401,895	399,626	399,739	402,153
Square Footage to be built in excess of 25% threshold	-	-	-	-	-	-	-	-	-
Capacity of excess square footage	-	-	-	-	-	-	-	-	-

Local Funds Report
Chandler Unified District

2/17/2016

7-8 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23
Various projects pre-FY 07	787								
Santan Jr. High Addition (FY 07)	12,758								
Willis Jr. High Addition (FY 07)	18,199								
Ken "Chief" Hill (7-8 portion) (FY 10)	8,511								
C.A.R.E. Center at Galveston (7-8 portion) (FY 10)	1,418								
Camille Casteel H.S. (7-8 portion) (FY15)	80,501								
Cumulative Total	122,174	122,174	122,174	122,174	122,174	122,174	122,174	122,174	122,174
ADM Projections	6,495	6,786	6,856	6,943	6,893	6,956	6,964	6,687	6,397
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)	129,891	135,728	137,124	138,860	137,869	139,120	139,284	133,743	127,949
Square Footage to be built in excess of 25% threshold	-	-	-	-	-	-	-	-	-
Capacity of excess square footage	-	-	-	-	-	-	-	-	-

Local Funds Report
Chandler Unified District

2/17/2016

9-12 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23
Various projects pre-FY 07	62,493								
Perry High (FY 07)	19,368								
Perry High (FY 09)	6,519								
Ken "Chief" Hill (9-12 portion) (FY 10)	17,023								
C.A.R.E. Center at Galveston (9-12 portion) (FY 10)	2,836								
Erie bldg. 1011 (FY 12)	19,234								
Hamilton High (FY15)	13,850								
Camille Casteel H.S. (9-12 portion) (FY15)	161,001								
Perry High (FY 15)	33,157								
Cumulative Total	335,481	335,481	335,481	335,481	335,481	335,481	335,481	335,481	335,481
ADM Projections	12,928	13,639	14,104	14,593	14,806	15,012	14,995	15,117	15,025
x Minimum adequacy factor	94	94	94	94	94	94	94	94	94
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	303,805	320,520	331,455	342,946	347,930	352,777	352,377	355,243	353,088
Square Footage to be built in excess of 25% threshold	31,677	14,962	4,026	-	-	-	-	-	-
Capacity of excess square footage	337	159	43	-	-	-	-	-	-

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

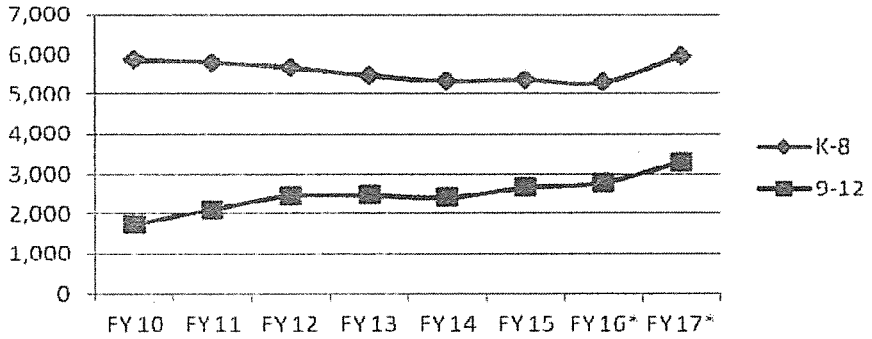
Florence Unified School District

District Overview

Florence Unified School District is located in the center of Pinal County along State Highway 79. It is situated between the Phoenix and Tucson metro areas. The District currently has seven K-8 elementary schools (Johnson Ranch Elementary and Walker Butte Elementary have been combined and are counted as one school) and two high schools serving approximately 8,100 ADM. On November 3, 2015, voters in Coolidge USD, Florence USD, and the San Tan area approved consolidation of a 36 square mile-area in the northeastern part of Coolidge USD. As a result, the ownership of three schools (San Tan Heights Elementary School, Mountain Vista Middle School, and San Tan Foothills High School) is scheduled to transfer from Coolidge USD to Florence USD on July 1, 2016.

District ADM History

During the decade 2001-2010, more than 15,000 new housing units were added to the District, fueling ADM growth from 1,408 in FY 01 to 7,608 in FY 10. Over the past five years, the ADM growth rate dropped from 4.1% in FY 11 to -2.4% in FY 13 and FY 14. The annualized growth rate for the five-year period was 1.1%.

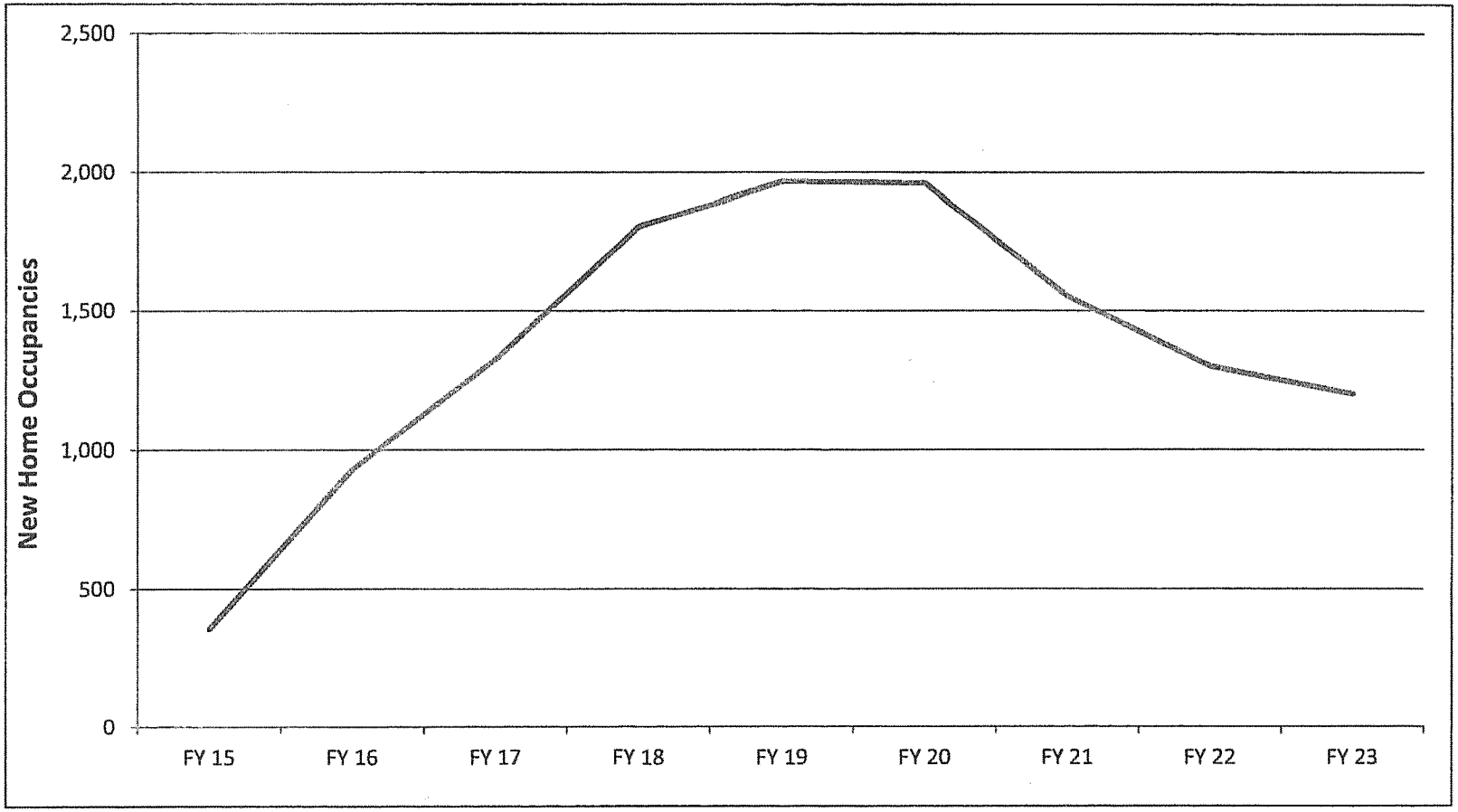


*FY 16 and FY 17: ADM projections

District Outlook

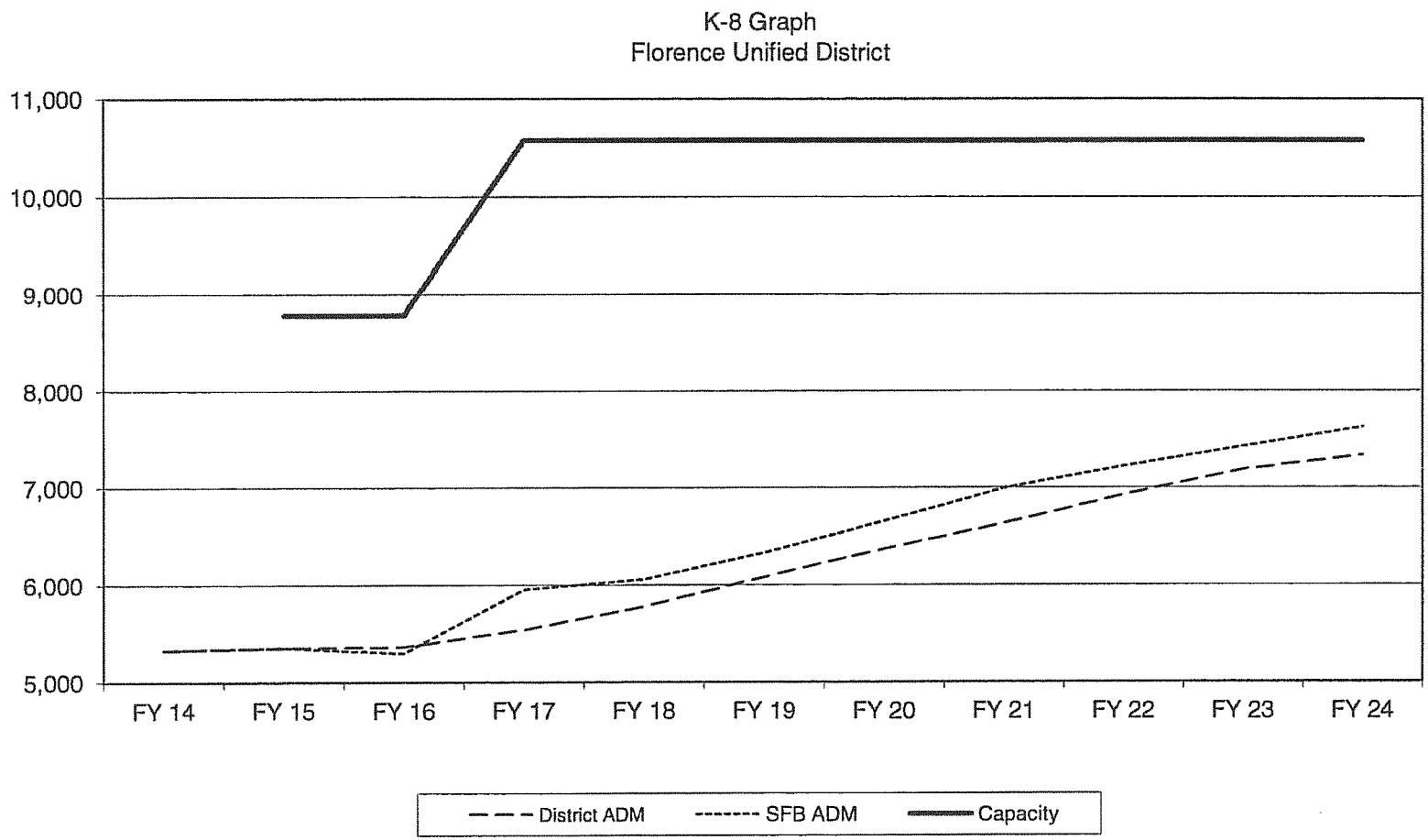
This year, the District's ADM is expected to decline 1.0% at the K-8 level and increase 4.9% at the high school level. The K-8 ADM decline is likely attributed to the increased charter school enrollment inside the district boundaries. Next year, three schools that belong to Coolidge USD will become part of Florence USD due to the voter-approved consolidation. These three schools have experienced substantial ADM declines over the years. The District has a promising outlook in long-term new construction growth. However, San Tan Valley, which covers the northwestern part of Florence USD and the northeastern part of the consolidated area, has seen a large number of charter schools open in and near the area. In FY 16, a new charter school opened with over 1,450 ADM (K-12). The number of births in the District has also been on a declining curve in the past several years, and the housing market for new construction has not picked up at an expected scale. Barring unforeseen circumstances, the District is projected to undergo ADM growth within the approximate range of 2.0-6.0% in the projection cycle.

New Home Occupancies (1)
Florence Unified District



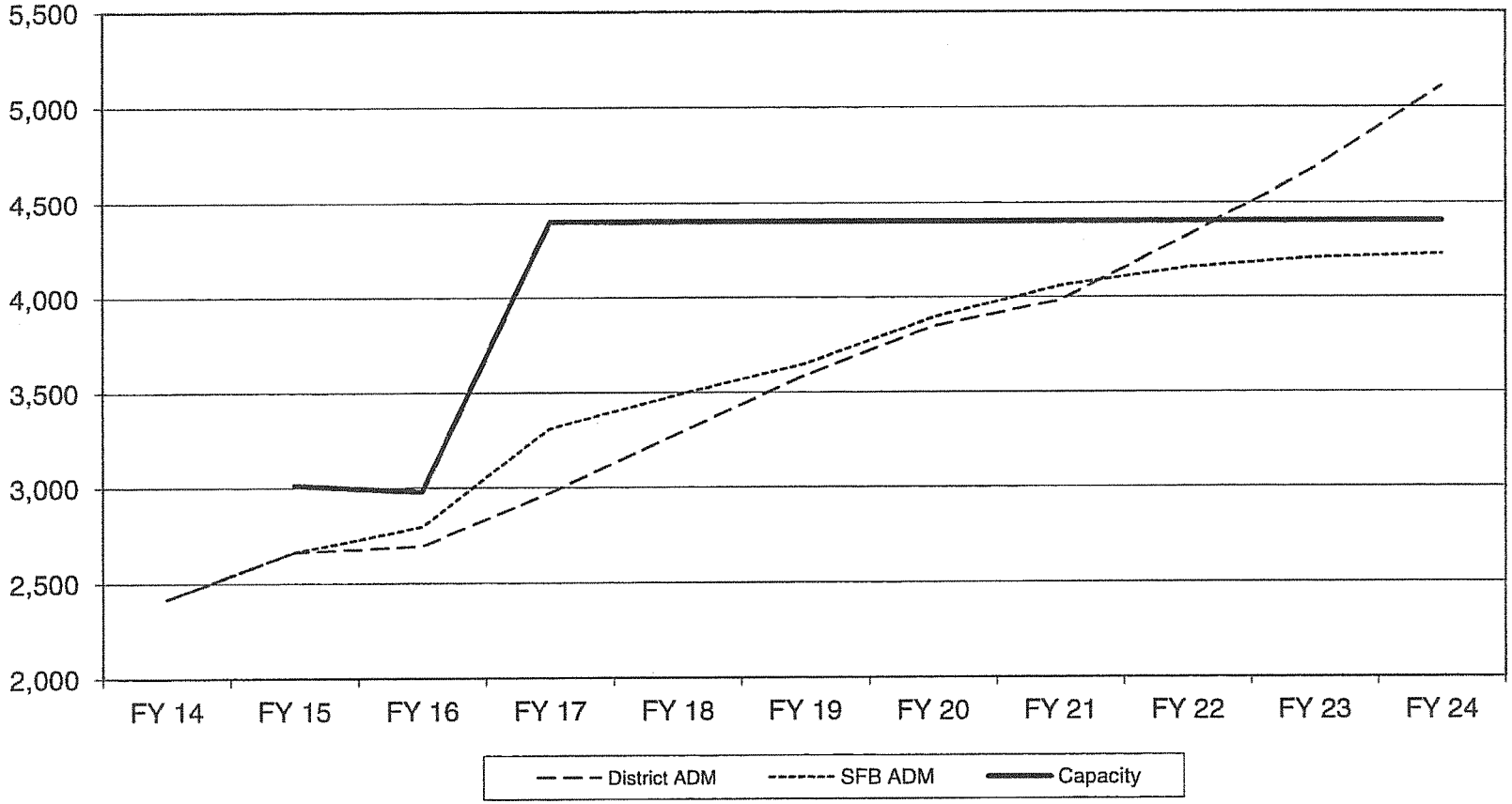
(1) As adjusted by SFB staff. Projections are:

FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	Total
355	932	1,326	1,804	1,968	1,962	1,552	1,300	1,200	12,399



K-8	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	5,330	5,353	5,361	5,541	5,779	6,080	6,364	6,630	6,927	7,184	7,332
SFB ADM	5,330	5,353	5,297	5,952	6,055	6,325	6,653	6,993	7,221	7,423	7,624
Capacity		8,786	8,786	10,576	10,576	10,576	10,576	10,576	10,576	10,576	10,576

9-12 Graph
Florence Unified District



9-12	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	2,417	2,663	2,695	2,973	3,280	3,590	3,845	3,983	4,325	4,680	5,110
SFB ADM	2,417	2,663	2,794	3,311	3,487	3,650	3,891	4,059	4,156	4,206	4,225
Capacity		3,012	2,979	4,401	4,401	4,401	4,401	4,401	4,401	4,401	4,401

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Florence Unified District
CTD – 110201
(9-12)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
		9-12 for 1,200 (017N)					

Staff Notes Regarding District's Request: Project 017N was conceptually-approved last year to be approved in FY 18. However, voters in Coolidge USD, Florence USD, and the San Tan area approved consolidation of a 36 square mile-area in the northeastern part of Coolidge USD on 11/3/15. As a result, the ownership of three schools is scheduled to transfer from Coolidge USD to Florence USD on 7/1/16. The additional capacity eliminates the need for conceptual approval within the analysis timeframe.

Staff Recommendation for February 3, 2016

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
		No conceptual approval					

New Construction Analysis
Florence Unified District
9-12

9-12	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	2,965	2,965	4,401	4,401	4,401	4,401	4,401	4,401	4,401	4,401
District-funded Capacity (2)	47	14	-	-	-	-	-	-	-	-
Total Student Capacity	**3,012**	**2,979**	**4,401**	**4,401**	**4,401**	**4,401**	**4,401**	**4,401**	**4,401**	**4,401**
District's ADM Projections	**2,663**	**2,695**	**2,973**	**3,280**	**3,590**	**3,845**	**3,983**	**4,325**	**4,680**	**5,110**
ADM Growth Rate	10.2%	1.2%	10.3%	10.3%	9.5%	7.1%	3.6%	8.6%	8.2%	9.2%
Number of Students for which new space is required (3)		-	-	-	-	-	-	-	279	709
SFB Recommended ADM Projections	**2,663**	**2,794**	**3,311**	**3,487**	**3,650**	**3,891**	**4,059**	**4,156**	**4,206**	**4,225**
ADM Growth Rate	10.2%	4.9%	18.5%	5.3%	4.7%	6.6%	4.3%	2.4%	1.2%	0.5%
Number of Students for which new space is required (3)		-	-	-	-	-	-	-	-	-

(1) See Square Footage and Capacity by School page. FY 17 onward includes capacity of high school in the voter-approved consolidation area.
(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.

FEBRUARY 3, 2016 STAFF RECOMMENDATION

No conceptual approval.

New Construction Analysis
Florence Unified District
9-12
(Does NOT include Coolidge USD school)

9-12	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	2,965	2,965	2,965	2,965	2,965	2,965	2,965	2,965	2,965	2,965
District-funded Capacity (2)	47	14								
Total Student Capacity	**3,012**	**2,979**	**2,965**	**2,965**	**2,965**	**2,965**	**2,965**	**2,965**	**2,965**	**2,965**
District's ADM Projections	**2,663**	**2,695**	**2,973**	**3,280**	**3,590**	**3,845**	**3,983**	**4,325**	**4,680**	**5,110**
ADM Growth Rate	10.2%	1.2%	10.3%	10.3%	9.5%	7.1%	3.6%	8.6%	8.2%	9.2%
Number of Students for which new space is required (3)		-	8	315	625	880	1,018	1,360	1,715	2,145
SFB Recommended ADM Projections (1)	**2,663**	**2,794**	**2,955**	**3,114**	**3,261**	**3,476**	**3,621**	**3,721**	**3,737**	**3,748**
ADM Growth Rate	10.2%	4.9%	5.8%	5.4%	4.7%	6.6%	4.2%	2.8%	0.4%	0.3%
Number of Students for which new space is required (3)		-	-	149	296	511	656	756	772	783

(1) Does NOT include high school from Coolidge USD which will become part of Florence USD on 7/1/16.
(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.

FEBRUARY 3, 2016 STAFF RECOMMENDATION

For information only. If consolidation had not been approved, Florence USD would have needed additional 9-12 space in FY 18.

ADM Projections
Florence Unified District

1/27/2016

District Provided ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	5,330	5,353	5,361	5,541	5,779	6,080	6,364	6,630	6,927	7,184	7,332
% change		0.4%	0.1%	3.4%	4.3%	5.2%	4.7%	4.2%	4.5%	3.7%	2.1%
9 - 12	2,417	2,663	2,695	2,973	3,280	3,590	3,845	3,983	4,325	4,680	5,110
% change		10.2%	1.2%	10.3%	10.3%	9.5%	7.1%	3.6%	8.6%	8.2%	9.2%
Total	7,746	8,017	8,056	8,514	9,059	9,670	10,209	10,613	11,252	11,864	12,442
% change		3.5%	0.5%	5.7%	6.4%	6.7%	5.6%	4.0%	6.0%	5.4%	4.9%

SFB ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	5,330	5,353	5,297	5,952	6,055	6,325	6,653	6,993	7,221	7,423	7,624
% change		0.4%	-1.0%	12.4%	1.7%	4.5%	5.2%	5.1%	3.3%	2.8%	2.7%
9 - 12	2,417	2,663	2,794	3,311	3,487	3,650	3,891	4,059	4,156	4,206	4,225
% change		10.2%	4.9%	18.5%	5.3%	4.7%	6.6%	4.3%	2.4%	1.2%	0.5%
Total	7,746	8,017	8,092	9,263	9,542	9,975	10,545	11,052	11,378	11,629	11,849
% change		3.5%	0.9%	14.5%	3.0%	4.5%	5.7%	4.8%	2.9%	2.2%	1.9%

Assumptions: FY 14 and FY 15 are actual based on information received from ADE. FY 16 through FY 24 based on cohort survival and residential development. For FY 17 onward, SFB's projection includes that of three schools in the voter-approved consolidation area.

SFB ADM Forecast - Last Year	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	5,330	5,370	5,552	5,784	6,121	6,468	6,847	7,227	7,498	7,708	7,938
% change		0.8%	3.4%	4.2%	5.8%	5.7%	5.9%	5.5%	3.7%	2.8%	3.0%
9 - 12	2,417	2,655	2,732	2,912	3,113	3,313	3,590	3,768	3,923	3,926	3,920
% change		9.8%	2.9%	6.6%	6.9%	6.4%	8.4%	5.0%	4.1%	0.1%	-0.1%
Total	7,746	8,024	8,284	8,695	9,234	9,781	10,437	10,995	11,420	11,633	11,858
% change		3.6%	3.2%	5.0%	6.2%	5.9%	6.7%	5.3%	3.9%	1.9%	1.9%

ADM History
Florence Unified District

	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	5-Year Average
K - 8	5,860	5,796	5,665	5,465	5,330	5,353	
% change		-1.1%	-2.3%	-3.5%	-2.5%	0.4%	-1.8%
9 - 12	1,748	2,123	2,460	2,468	2,417	2,663	
% change		21.5%	15.9%	0.3%	-2.1%	10.2%	8.8%
Total	7,608	7,919	8,125	7,933	7,746	8,017	
% change		4.1%	2.6%	-2.4%	-2.4%	3.5%	1.1%

Square Footage and Capacity by School
Florence Unified District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Florence Elementary (operates with Florence Middle as Florence K-8)	51,120	10,500	40,620	2,213	38,407	88.5	434
Florence K-8 addition (2)	61,260	45,774	15,486	1,549	13,937	88.5	157
Florence Middle (operates with Florence Elementary as Florence K-8)	27,277	0	27,277	0	27,277	88.5	308
SFB-funded library space at Florence M.S. added through Deficiency Corrections	1,542	NA	1,542	NA	1,542	80.9	19
SFB-funded Walker Butte	101,141	0	101,141	NA	101,141	80.9	1,250
Johnson Ranch (donated school which operates as one school with Walker Butte)	29,397	9,000	20,397	0	20,397	88.5	230
SFB-funded additional space at Johnson Ranch	3,913	0	3,913	NA	3,913	80.9	48
SFB-funded Copper Basin	101,640	0	101,640	NA	101,640	80.9	1,256
SFB-funded Skyline Ranch	101,640	0	101,640	NA	101,640	80	1,271
SFB-funded Anthem	101,640	0	101,640	NA	101,640	80	1,271
SFB-funded Circle Cross Ranch	101,640	0	101,640	NA	101,640	80	1,271
SFB-funded Magma Ranch	101,675	35	101,640	NA	101,640	80	1,271
SFB-funded San Tan Heights Elementary (3) (4)	89,710	20,410	69,300	NA	69,300	80.0	866
SFB-funded Mountain Vista (4)	74,785	865	73,920	NA	73,920	80.0	924
Total K-8	**948,380**	**86,584**	**861,796**	**3,762**	**858,034**		**10,576**
Florence High School	71,280	1,195	70,085	1,587	68,498	129.5	529
SFB-funded additional space at existing high school	72,520	NA	72,520	NA	72,520	120	604
SFB-funded cafeteria space provided through Deficiency Corrections	3,000	NA	3,000	NA	3,000	120	25
District-funded addition at Florence HS (FY 02 and 03)	1,552	0	1,552	29	1,523	127	12
District-funded addition at Florence HS (5)	18,000	16,748	1,252	NA	1,252	94	13
SFB-funded Poston Butte (005N) (opened FY 10)	205,010	4,010	201,000	NA	201,000	112	1,795
District-funded addition at Poston Butte (5)	45,367	42,211	3,156	NA	3,156	94	34
San Tan Foothills High School (SFB-funded portion) (4)	160,800	0	160,800	NA	160,800	112.0	1,436
San Tan Foothills High School (District-funded portion) (4) (5)	10,167	1,960	8,207	NA	8,207	94.0	87
Total 9-12	**587,696**	**66,124**	**521,572**	**1,616**	**519,956**		**4,535**

(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) Built with B bonds. 4,986 SF is replacement space for Building 1007 at Florence Middle School. 10,500 SF is replacement space for Building 1001 at Florence Elementary School.

(3) Does not match David's measurements, because actual SF measured is less than SFB-funded SF.

(4) In November 2015, voters in Coolidge USD and Florence USD approved consolidation of a 36 square mile-area in the northeastern part of Coolidge USD. As a result, this school will be part of Florence USD effective July 1, 2016.

(5) Exceeds excluded space threshold. See next page for projected excluded space by year.

Note: Space funded by the SFB or B bonds is not adjusted for interior corridors.

Local Funds Report
Florence Unified District

1/27/2016

K-8 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Johnson Ranch bldgs. 1015-1019 (FY 04)	9,000									
Florence K-8 addition (net of replacement space) (FY 07)	45,774									
Magma Ranch addition (FY 09)	35									
San Tan Heights bldg. 1003 (FY 06)			20,410							
Mountain Vista addition (FY 07)			865							
Cumulative Total	54,809	54,809	76,084	76,084	76,084	76,084	76,084	76,084	76,084	76,084
ADM Projections	5,353	5,297	5,952	6,055	6,325	6,653	6,993	7,221	7,423	7,624
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)	107,069	105,948	119,050	121,098	126,495	133,066	139,866	144,428	148,467	152,476
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 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Poston Butte district-funded central plant (FY09)	3,624									
FHS Practice Gym (FY10)	18,000									
Poston Butte practice gym (FY10)	45,367									
San Tan Foothills building 1004 (partial) (FY 09)			8,207							
Cumulative Total	66,991	66,991	75,198	75,198	75,198	75,198	75,198	75,198	75,198	75,198
ADM Projections	2,663	2,794	3,311	3,487	3,650	3,891	4,059	4,156	4,206	4,225
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)	62,583	65,664	77,800	81,947	85,781	91,450	95,386	97,675	98,835	99,282
Square Footage to be built in excess of 25% threshold	4,408	1,327	0	0	0	0	0	0	0	0
Capacity of excess square footage	47	14	0	0	0	0	0	0	0	0

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

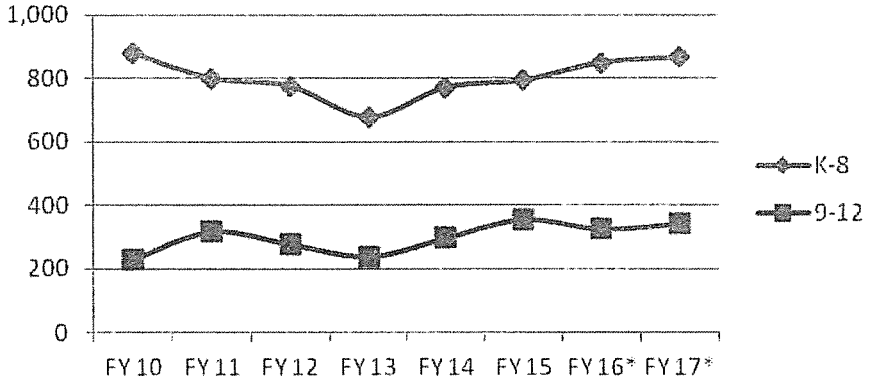
Nadaburg Unified School District

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, serving approximately 850 ADM, and tuitions out most of its high school students to the Wickenburg and Dysart Districts.

District ADM History

Over the past five years, ADM at the elementary level declined at an annualized rate of -2.0%. Between FY 10 and FY 15, tuitioned-out high school ADM grew at 9.1% per annum.

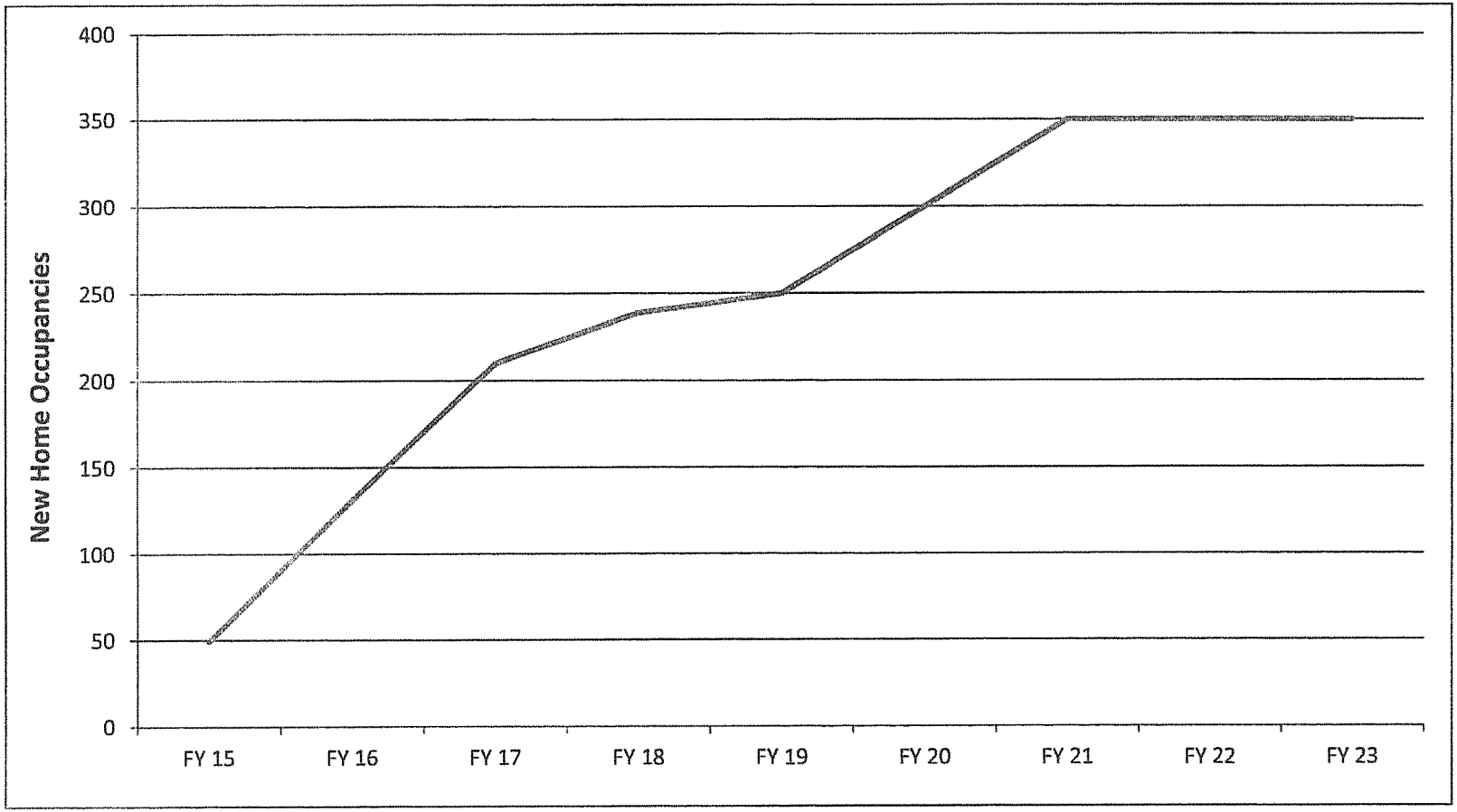


*FY 16 and FY 17: ADM projections

District Outlook

Due to its outlying location in the northern part of Maricopa County, the housing market in the area lags behind those in other parts of Maricopa County but is gradually catching up. As a result of new construction, ADM at the elementary level is forecasted to increase 7.0% this year. At the high school level, the ADM tuitioned out to Dysart Unified and Wickenburg Unified is expected to experience an 8.5% decline. As new housing construction picks up in the area, SFB staff projects increased growth in the approximate range of 6.0 – 8.5% per year at the K-12 level for most years during the current projection cycle.

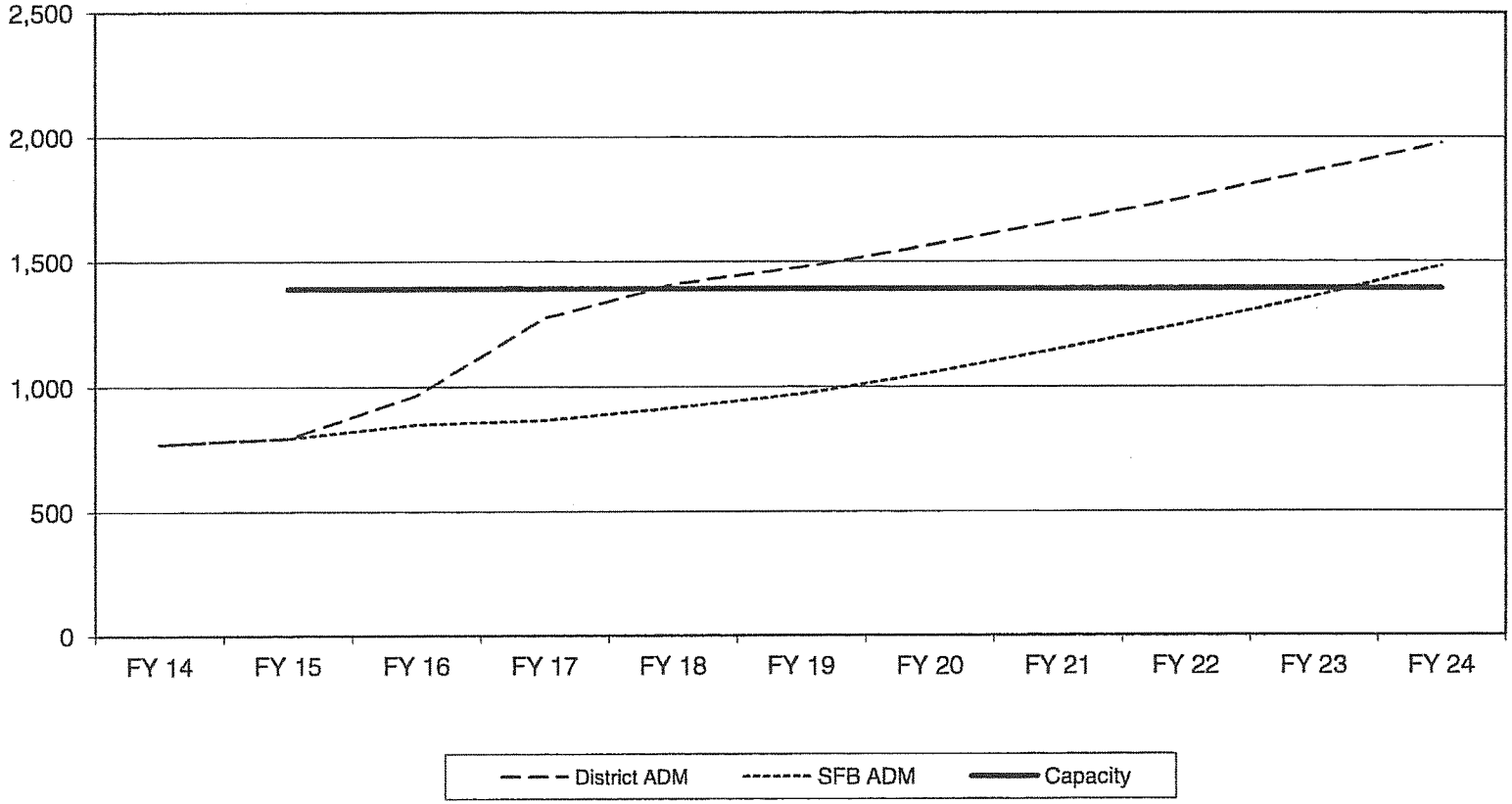
New Home Occupancies (1)
Nadaburg Unified District



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

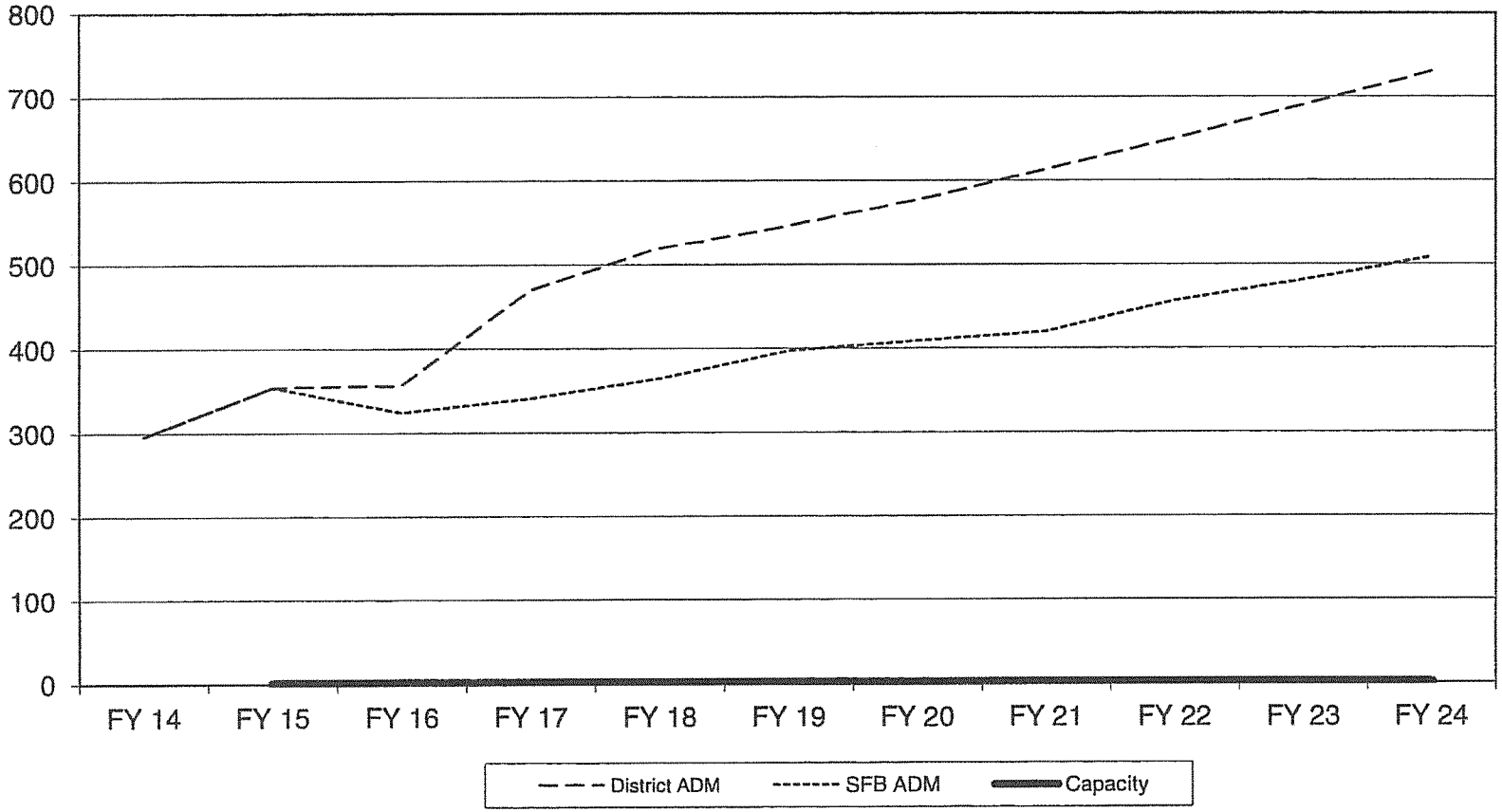
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	Total
49	132	210	239	250	300	350	350	350	2,230

K-8 Graph
Nadaburg Unified District



K-8	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	770	793	966	1,272	1,408	1,476	1,564	1,658	1,756	1,863	1,975
SFB ADM	770	793	849	866	915	971	1,054	1,149	1,248	1,359	1,481
Capacity		1,391	1,391	1,391	1,391	1,391	1,391	1,391	1,391	1,391	1,391

9-12 Graph
Nadaburg Unified District



9-12	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	296	354	357	470	520	546	578	613	650	690	730
SFB ADM	296	354	324	341	364	397	409	420	456	481	508
Capacity		0	0	0	0	0	0	0	0	0	0

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Nadaburg Unified District
CTD – 070381
(K-8)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
					K-8 school for 800 students			

Staff Notes Regarding District's Request: This project was not conceptually-approved last year.

Staff Recommendation for February 3, 2016

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
								K-8 school for 800 students (Conceptual)

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

Note: NO FUNDING IS COMMITTED TO CONCEPTUALLY-APPROVED PROJECTS. ALL CONCEPTUAL PROJECTS SUBJECT TO CHANGE upon review, and have the potential to be pushed back, eliminated, or modified.

New Construction Analysis
Nadaburg Unified District
K - 8

K-8	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	1,391	1,391	1,391	1,391	1,391	1,391	1,391	1,391	1,391	1,391
Total Student Capacity	**1,391**	**1,391**	**1,391**	**1,391**	**1,391**	**1,391**	**1,391**	**1,391**	**1,391**	**1,391**
District's ADM Projections	**793**	**966**	**1,272**	**1,408**	**1,476**	**1,564**	**1,658**	**1,756**	**1,863**	**1,975**
ADM Growth Rate	3.0%	21.8%	31.7%	10.7%	4.8%	6.0%	6.0%	5.9%	6.1%	6.0%
Number of Students for which new space is required (2)		-	-	17	85	173	267	365	472	584
SFB Recommended ADM Projections	**793**	**849**	**866**	**915**	**971**	**1,054**	**1,149**	**1,248**	**1,359**	**1,481**
ADM Growth Rate	3.0%	7.0%	2.0%	5.7%	6.1%	8.5%	9.1%	8.6%	8.9%	9.0%
Number of Students for which new space is required (2)		-	-	-	-	-	-	-	-	90

(1) See Square Footage and Capacity by School page.
(2) Difference between ADM projections and Total Student Capacity.

FEBRUARY 3, 2016 STAFF RECOMMENDATION

The staff recommendation is to conceptually approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Approval FY
New school	K-8	800	92.4	73,920	914	FY 24

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Nadaburg Unified District
CTD – 070381
(9-12)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
				9-12 for 1,000 (007N) (Geographic exception)			

Staff Notes Regarding District's Request: This project was conceptually-approved last year to be approved in FY 20. The district is seeking a high school based on Rule R7-6-302 Modification of Square Footage for Geographic Factors, which would allow the SFB to fund a high school if the district is projected to transport at least 350 high school students a minimum of 20 miles to other districts within three years, or if the district that is expected to receive the majority of the high school students is projected to need additional high school space within seven years. SFB staff projects that the district will have 350 students who meet the 20-mile requirement in FY 20; the district will need to provide data to support this request.

Staff Recommendation for February 3, 2016

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
				9-12 Geographic exception school for 1,000 students (Conceptual)			

Note: The actual capacity of a 1,000-student 9-12 school in this district would be 1,196 students.

Note: NO FUNDING IS COMMITTED TO CONCEPTUALLY-APPROVED PROJECTS. ALL CONCEPTUAL PROJECTS SUBJECT TO CHANGE upon review, and have the potential to be pushed back, eliminated, or modified.

New Construction Analysis
Nadaburg Unified District
9-12

9-12	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)		-	-	-	-	-	-	-	-	-
Total Student Capacity	-	-	-	-	-	-	-	-	-	-

District's ADM Projections	**354**	**357**	**470**	**520**	**546**	**578**	**613**	**650**	**690**	**730**
ADM Growth Rate	19.7%	0.8%	31.7%	10.6%	5.0%	5.9%	6.1%	6.0%	6.2%	5.8%
Number of Students for which new space is required (2)		357	470	520	546	578	613	650	690	730

SFB Recommended ADM Projections	**354**	**324**	**341**	**364**	**397**	**409**	**420**	**456**	**481**	**508**
ADM Growth Rate	19.7%	-8.5%	5.2%	6.8%	9.0%	3.0%	2.7%	8.7%	5.5%	5.6%
Number of Students for which new space is required (2)		324	341	364	397	409	420	456	481	508

At least 350 of which are projected to travel a minimum of 20 miles. *

(1) See Square Footage and Capacity by School page.
(2) Difference between ADM projections and Total Student Capacity.

FEBRUARY 3, 2016 STAFF RECOMMENDATION

The staff recommendation is to conceptually approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Approval FY
007N - Geographic Exception school	9-12	1,000	134	134,000	1,196	FY 20

* Per Rules R7-6-302. B.2. and B.3.a.

ADM Projections
Nadaburg Unified District

1/27/2016

District Provided ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	770	793	966	1,272	1,408	1,476	1,564	1,658	1,756	1,863	1,975
% change		3.0%	21.8%	31.7%	10.7%	4.8%	6.0%	6.0%	5.9%	6.1%	6.0%
9 - 12	296	354	357	470	520	546	578	613	650	690	730
% change		19.7%	0.8%	31.7%	10.6%	5.0%	5.9%	6.1%	6.0%	6.2%	5.8%
Total	1,066	1,147	1,323	1,742	1,928	2,022	2,142	2,271	2,406	2,553	2,705
% change		7.6%	15.3%	31.7%	10.7%	4.9%	5.9%	6.0%	5.9%	6.1%	6.0%

SFB ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	770	793	849	866	915	971	1,054	1,149	1,248	1,359	1,481
% change		3.0%	7.0%	2.0%	5.7%	6.1%	8.5%	9.1%	8.6%	8.9%	9.0%
9 - 12	296	354	324	341	364	397	409	420	456	481	508
% change		19.7%	-8.5%	5.2%	6.8%	9.0%	3.0%	2.7%	8.7%	5.5%	5.6%
Total	1,066	1,147	1,173	1,207	1,279	1,368	1,463	1,569	1,704	1,840	1,989
% change		7.6%	2.3%	2.9%	6.0%	6.9%	6.9%	7.3%	8.6%	7.9%	8.1%

Assumptions: FY 14 and FY 15 are actual based on information received from ADE. FY 16 through FY 24 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	770	783	804	812	819	848	915	1,012	1,105	1,209	1,316
% change		1.7%	2.7%	1.0%	0.9%	3.5%	7.8%	10.7%	9.2%	9.4%	8.8%
9 - 12	296	355	341	341	352	377	401	428	470	504	574
% change		19.8%	-3.7%	-0.2%	3.5%	6.9%	6.5%	6.6%	9.8%	7.2%	14.0%
Total	1,066	1,138	1,146	1,153	1,172	1,225	1,316	1,440	1,575	1,713	1,890
% change		6.7%	0.7%	0.6%	1.6%	4.6%	7.4%	9.4%	9.4%	8.8%	10.3%

ADM History
Nadaburg Unified District

	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	5-Year Average
K - 8	879	800	775	676	770	793	
% change		-9.0%	-3.1%	-12.7%	13.9%	3.0%	-2.0%
9 - 12	229	317	277	238	296	354	
% change		38.0%	-12.4%	-14.2%	24.4%	19.7%	9.1%
Total	1,108	1,116	1,052	914	1,066	1,147	
% change		0.7%	-5.8%	-13.1%	16.6%	7.6%	0.7%

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
Total K-8 Square Footage	**170,248**	**48,439**	**121,809**	**5,252**	**116,557**		**1,391**

(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.

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

Local Funds Report
Nadaburg Unified District

1/27/2016

K-8 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Additional SF at Desert Oasis (FY 09)	7									
Cumulative Total	7	7	7	7	7	7	7	7	7	7
ADM Projections	793	849	866	915	971	1,054	1,149	1,248	1,359	1,481
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)	15,862	16,978	17,322	18,302	19,420	21,076	22,984	24,961	27,172	29,612
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.

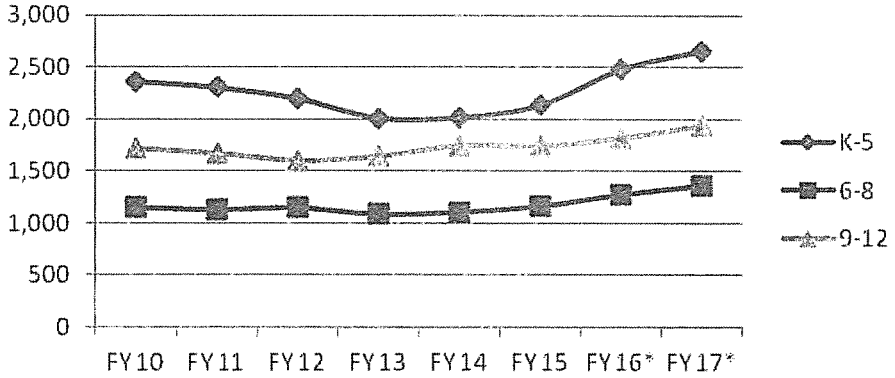
Queen Creek Unified School District

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 four elementary schools (K-5), two middle schools (6-8), one K-8 school which currently serves only Grades K-6 (7-8 grades will be added in the future), and one high school, serving more than 5,550 ADM.

District ADM History

Over the past five years, the District's ADM declined at an annualized rate of -0.7%. During the first three years the growth was all in negative territory and on a decelerating path. During the last two years, the District experienced moderate growth.

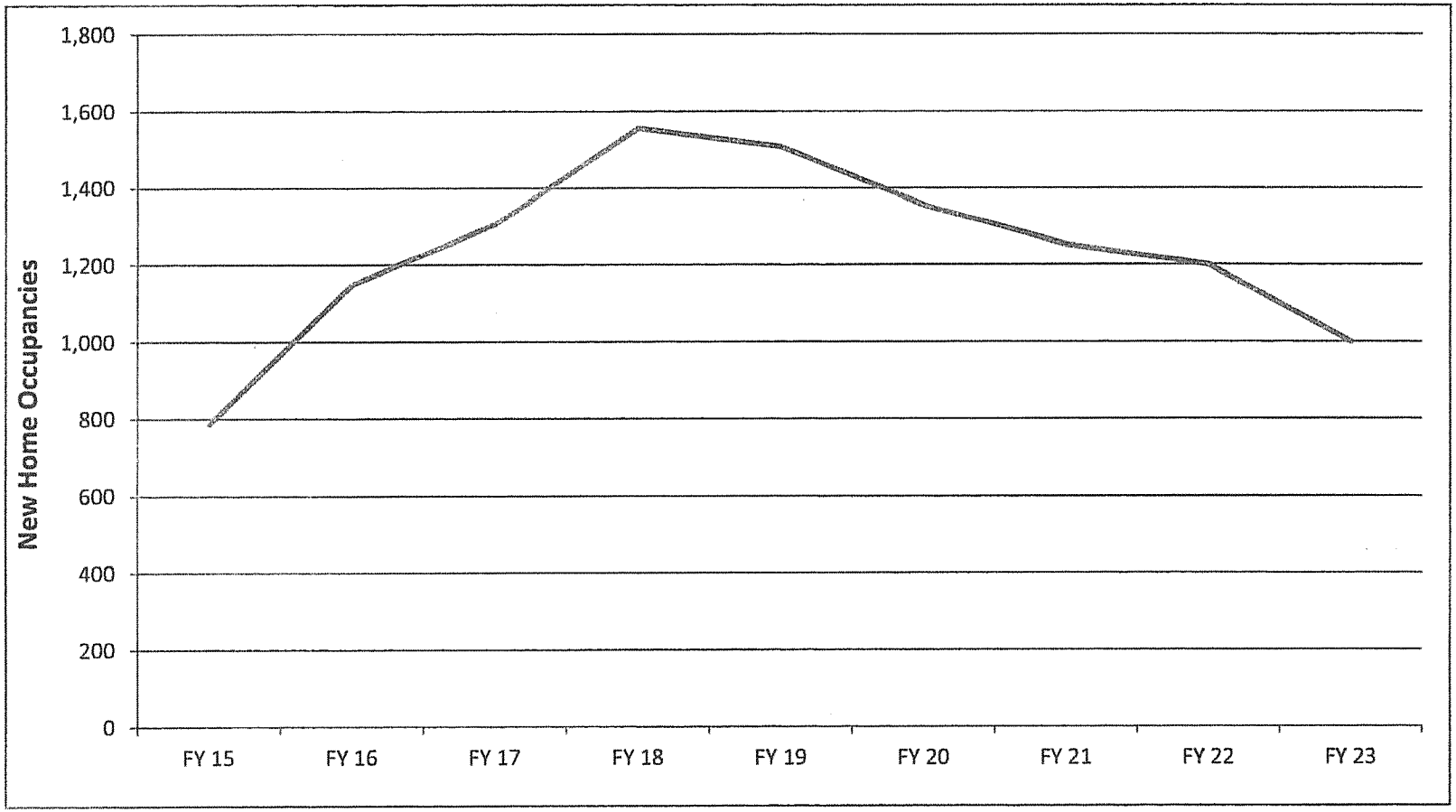


*FY 16 and FY 17: ADM projections

District Outlook

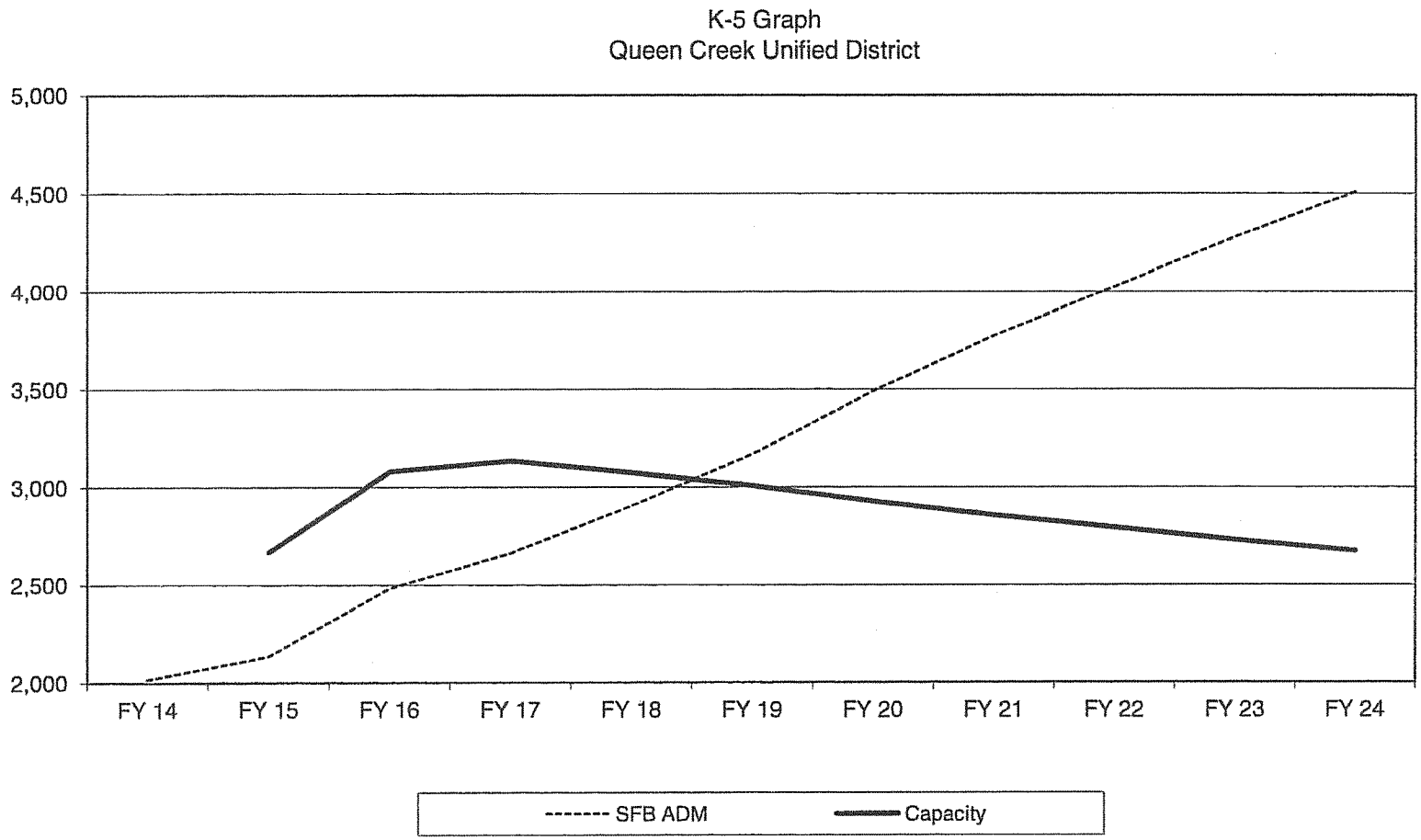
The Town of Queen Creek was traditionally an agricultural community. Between the two decennial censuses, the Town went through rapid population growth and the District's ADM more than tripled from 1,521 in FY 01 to 5,233 in FY 10. During FY 11 and FY 15, nearly 2,800 new houses were added to the area. However, due to a large presence of charter schools inside and around the district boundary, the District did not experience growth until FY 14. For the current year, ADM is expected to increase 10.7% due to a new elementary school which opened in the fast-growing Eastmark area in the northeastern part of the district. Due to its proximity to the *City of Chandler* and *Town of Gilbert*, the District's new housing construction is expected to continue its growth pattern. Barring unforeseen expansion of charter schools or large scale out-migration, SFB staff projects that the total ADM will experience significant growth for most years in the current projection timeframe, with rates in the approximate range of 4.0 – 8.0%.

New Home Occupancies (1)
Queen Creek Unified District



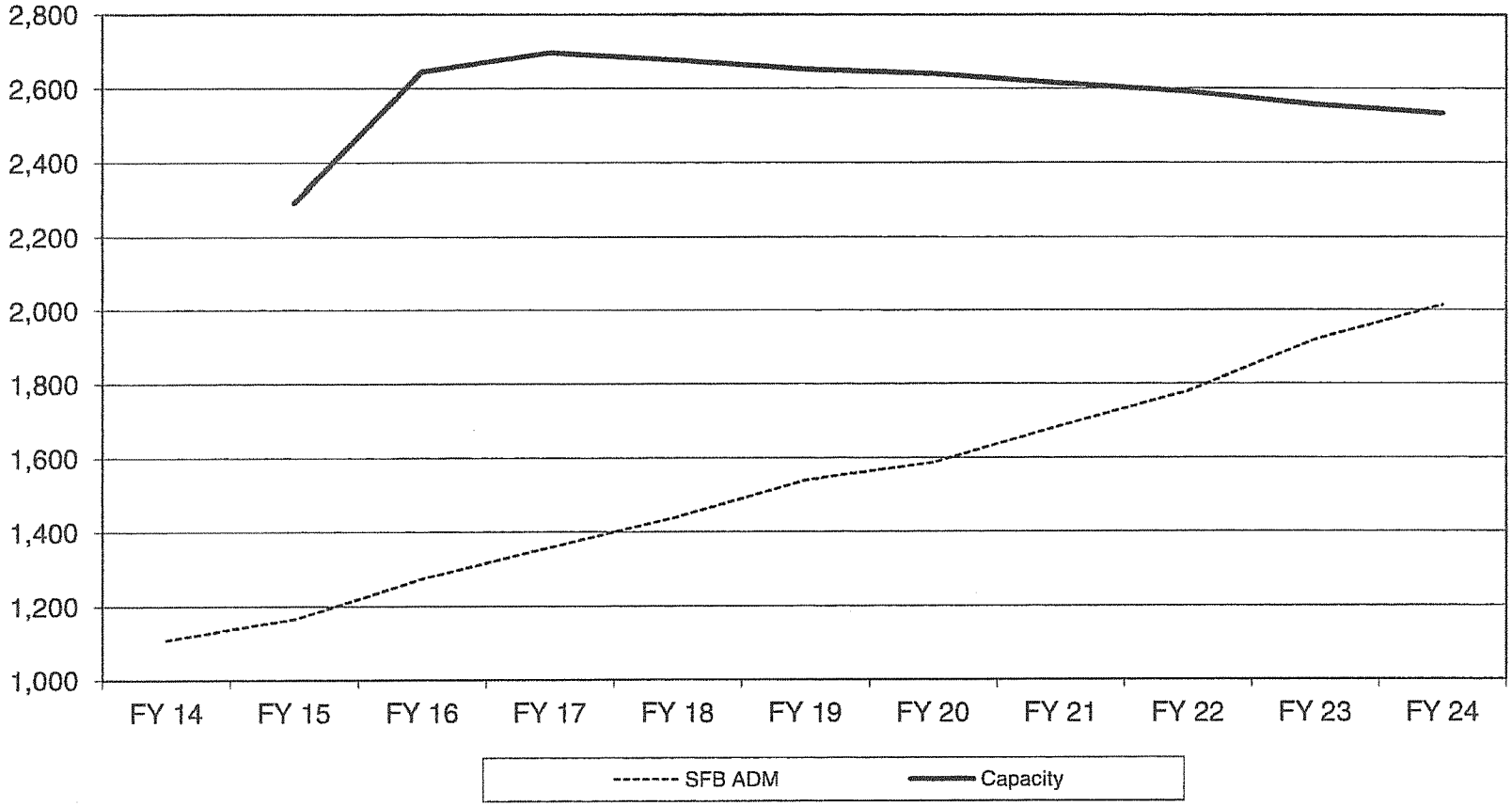
(1) As adjusted by SFB staff. Projections are:

FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	Total
786	1,149	1,306	1,556	1,507	1,357	1,254	1,200	1,000	11,115



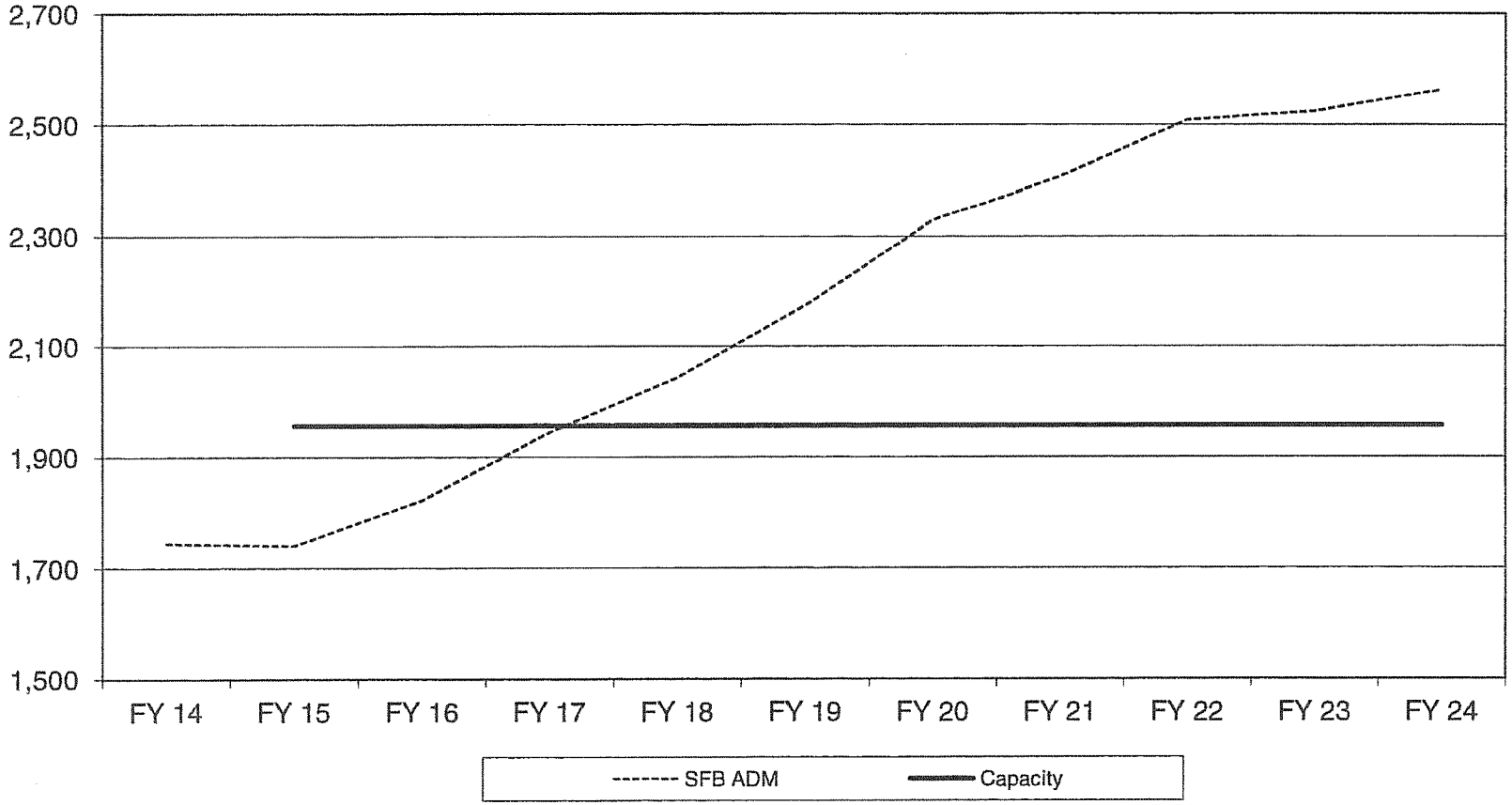
K-5	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	2,017	2,135	2,496	2,845	3,272	3,665	4,105	4,474	4,787	5,027	5,228
SFB ADM	2,017	2,135	2,483	2,662	2,906	3,168	3,492	3,774	4,027	4,280	4,510
Capacity		2,667	3,080	3,135	3,074	3,008	2,927	2,857	2,794	2,730	2,673

6-8 Graph
Queen Creek Unified District



6-8	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	1,109	1,165	1,236	1,421	1,578	1,688	1,705	1,790	1,916	2,107	2,255
SFB ADM	1,109	1,165	1,274	1,358	1,441	1,539	1,587	1,686	1,779	1,920	2,013
Capacity		2,292	2,645	2,697	2,676	2,652	2,640	2,615	2,592	2,556	2,533

9-12 Graph
Queen Creek Unified District



9-12	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	1,745	1,741	1,858	2,007	2,147	2,297	2,481	2,580	2,709	2,818	2,931
SFB ADM	1,745	1,741	1,822	1,945	2,044	2,174	2,328	2,407	2,509	2,525	2,563
Capacity		1,956	1,956	1,956	1,956	1,956	1,956	1,956	1,956	1,956	1,956

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Queen Creek Unified District
CTD – 070295
(K-5)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
			K-5 for 700 (005N)				

Staff Notes Regarding District's Request: Project 005N was conceptually approved last year to open in FY 19. The District currently has one K-5 school site in inventory.

Staff Recommendation for February 23, 2016

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
			K-5 for 700 (005N) (Conceptual)				

Note: The actual capacity of a 700-student K-5 school would be 788 students.

Note: NO FUNDING IS COMMITTED TO CONCEPTUALLY-APPROVED PROJECTS. ALL CONCEPTUAL PROJECTS SUBJECT TO CHANGE upon review, and have the potential to be delayed, eliminated, or modified.

New Construction Analysis
Queen Creek Unified District
K - 5

K-5	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667
District-funded Capacity (2)	-	412	468	407	341	260	190	126	63	6
Total Student Capacity	**2,667**	**3,080**	**3,135**	**3,074**	**3,008**	**2,927**	**2,857**	**2,794**	**2,730**	**2,673**
District's ADM Projections	**2,135**	**2,496**	**2,845**	**3,272**	**3,665**	**4,105**	**4,474**	**4,787**	**5,027**	**5,228**
ADM Growth Rate	5.8%	16.9%	14.0%	15.0%	12.0%	12.0%	9.0%	7.0%	5.0%	4.0%
Number of Students for which new space is required (3)		-	-	198	657	1,178	1,617	1,993	2,297	2,555
SFB Recommended ADM Projections	**2,135**	**2,483**	**2,662**	**2,906**	**3,168**	**3,492**	**3,774**	**4,027**	**4,280**	**4,510**
ADM Growth Rate	5.8%	16.3%	7.2%	9.1%	9.0%	10.2%	8.1%	6.7%	6.3%	5.4%
Number of Students for which new space is required (3)		-	-	-	159	564	918	1,234	1,550	1,837

(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.

FEBRUARY 23, 2016 STAFF RECOMMENDATION

The staff recommendation is to conceptually approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Approval FY
005N - New school	K-5	700	90	63,000	788	FY 19

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Queen Creek Unified District
CTD – 070295
(9-12)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
	9-12 for 867 students (009N)						

Staff Notes Regarding District's Request: Project 009N was conceptually-approved last year to be approved in FY 17. The District does not have any land in inventory for future high school sites.

Staff Recommendation for February 23, 2016

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
		9-12 for 867 students (009N) (Conceptual)					

Note: The actual capacity of an 867-student 9-12 school in this district would be 1,153 students.

Note: NO FUNDING IS COMMITTED TO CONCEPTUALLY-APPROVED PROJECTS. ALL CONCEPTUAL PROJECTS SUBJECT TO CHANGE upon review, and have the potential to be delayed, eliminated, or modified.

New Construction Analysis
Queen Creek Unified District
9-12

9-12	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	1,956	1,956	1,956	1,956	1,956	1,956	1,956	1,956	1,956	1,956
Total Student Capacity	**1,956**	**1,956**	**1,956**	**1,956**	**1,956**	**1,956**	**1,956**	**1,956**	**1,956**	**1,956**
District's ADM Projections	**1,741**	**1,858**	**2,007**	**2,147**	**2,297**	**2,481**	**2,580**	**2,709**	**2,818**	**2,931**
ADM Growth Rate	-0.2%	6.7%	8.0%	7.0%	7.0%	8.0%	4.0%	5.0%	4.0%	4.0%
Number of Students for which new space is required (2)		-	51	191	341	525	624	753	862	975
SFB Recommended ADM Projections	**1,741**	**1,822**	**1,945**	**2,044**	**2,174**	**2,328**	**2,407**	**2,509**	**2,525**	**2,563**
ADM Growth Rate	-0.2%	4.6%	6.7%	5.1%	6.4%	7.1%	3.4%	4.2%	0.6%	1.5%
Number of Students for which new space is required (2)		-	-	88	218	372	451	552	568	607

(1) See Square Footage and Capacity by School page.
(2) Difference between ADM projections and Total Student Capacity.

FEBRUARY 23, 2016 STAFF RECOMMENDATION

The staff recommendation is to conceptually approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Approval FY
009N - New school	9-12	867	125	108,375	1,153	FY 18

ADM Projections
Queen Creek Unified District

2/17/2016

District Provided ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 5	2,017	2,135	2,496	2,845	3,272	3,665	4,105	4,474	4,787	5,027	5,228
% change		5.8%	16.9%	14.0%	15.0%	12.0%	12.0%	9.0%	7.0%	5.0%	4.0%
6 - 8	1,109	1,165	1,236	1,421	1,578	1,688	1,705	1,790	1,916	2,107	2,255
% change		5.0%	6.1%	15.0%	11.0%	7.0%	1.0%	5.0%	7.0%	10.0%	7.0%
9 - 12	1,745	1,741	1,858	2,007	2,147	2,297	2,481	2,580	2,709	2,818	2,931
% change		-0.2%	6.7%	8.0%	7.0%	7.0%	8.0%	4.0%	5.0%	4.0%	4.0%
Total	4,871	5,040	5,590	6,273	6,997	7,650	8,291	8,844	9,412	9,952	10,414
% change		3.5%	10.9%	12.2%	11.5%	9.3%	8.4%	6.7%	6.4%	5.7%	4.6%

SFB ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 5	2,017	2,135	2,483	2,662	2,906	3,168	3,492	3,774	4,027	4,280	4,510
% change		5.8%	16.3%	7.2%	9.1%	9.0%	10.2%	8.1%	6.7%	6.3%	5.4%
6 - 8	1,109	1,165	1,274	1,358	1,441	1,539	1,587	1,686	1,779	1,920	2,013
% change		5.0%	9.4%	6.6%	6.1%	6.9%	3.1%	6.2%	5.5%	7.9%	4.9%
9 - 12	1,745	1,741	1,822	1,945	2,044	2,174	2,328	2,407	2,509	2,525	2,563
% change		-0.2%	4.6%	6.7%	5.1%	6.4%	7.1%	3.4%	4.2%	0.6%	1.5%
Total	4,871	5,040	5,578	5,965	6,390	6,881	7,407	7,868	8,315	8,725	9,087
% change		3.5%	10.7%	6.9%	7.1%	7.7%	7.6%	6.2%	5.7%	4.9%	4.1%

Assumptions: FY 14 and FY 15 are actual based on information received from ADE. SFB projections for FY 16 through FY 24 are based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 5	2,017	2,118	2,231	2,361	2,561	2,785	3,024	3,226	3,452	3,678	3,884
% change		5.0%	5.3%	5.8%	8.5%	8.7%	8.6%	6.7%	7.0%	6.6%	5.6%
6 - 8	1,109	1,148	1,222	1,308	1,406	1,511	1,592	1,694	1,758	1,848	1,902
% change		3.4%	6.5%	7.0%	7.5%	7.5%	5.4%	6.4%	3.8%	5.1%	2.9%
9 - 12	1,745	1,779	1,868	1,958	2,086	2,249	2,391	2,518	2,637	2,703	2,797
% change		2.0%	5.0%	4.8%	6.6%	7.8%	6.3%	5.3%	4.7%	2.5%	3.5%
Total	4,871	5,045	5,321	5,626	6,053	6,545	7,007	7,438	7,847	8,229	8,584
% change		3.6%	5.5%	5.7%	7.6%	8.1%	7.1%	6.2%	5.5%	4.9%	4.3%

ADM History
Queen Creek Unified District

	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	5-Year Average
K - 5	2,364	2,307	2,199	2,009	2,017	2,135	
% change		-2.4%	-4.7%	-8.6%	0.4%	5.8%	-2.0%
6 - 8	1,152	1,131	1,150	1,090	1,109	1,165	
% change		-1.8%	1.6%	-5.2%	1.8%	5.0%	0.2%
9 - 12	1,717	1,672	1,600	1,641	1,745	1,741	
% change		-2.6%	-4.3%	2.5%	6.3%	-0.2%	0.3%
Total	5,233	5,110	4,948	4,740	4,871	5,040	
% change		-2.4%	-3.2%	-4.2%	2.8%	3.5%	-0.7%

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
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
Total K-5	**254,214**	**25,070**	**229,144**	**10,314**	**218,830**		**2,667**
Queen Creek Middle School	112,318	5,885	106,433	9,148	97,285	95	1,024
District-funded addition added in FY 05	19,128	19,128	0	0	0	82.7	0
SFB-funded Newell Barney	96,670	0	96,670	NA	96,670	82.7	1,169
District-funded addition to Newell Barney (2)	13,144	3,811	9,333	NA	9,333	82.7	113
Total 6-8	**241,260**	**28,824**	**212,436**	**9,148**	**203,288**		**2,306**
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
Total 9-12	**237,380**	**2,370**	**235,010**	**2,120**	**232,890**		**1,956**

(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

2/17/2016

K-5 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Queen Creek Elementary School bldg 1002	10,500									
Queen Creek Elementary bldg 1003	14,570									
Gateway Polytechnic Academy (K-5 portion only)		57,588								
DME Addition			8,000							
Cumulative Total	25,070	82,658	90,658	90,658	90,658	90,658	90,658	90,658	90,658	90,658
ADM Projections	2,135	2,483	2,662	2,906	3,168	3,492	3,774	4,027	4,280	4,510
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)	42,691	49,660	53,243	58,114	63,351	69,832	75,489	80,545	85,604	90,200
Square Footage to be built in excess of 25% threshold	0	32,998	37,415	32,545	27,307	20,826	15,169	10,113	5,054	458
Capacity of excess square footage	0	412	468	407	341	260	190	126	63	6

6-8 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
B bond-funded Multipurpose room	19,128									
District-funded addition to Newell Barney	13,144									
Gateway Polytechnic Academy (6-8 portion only)		31,412								
Queen Creek Middle School renovation			6,069							
Cumulative Total	32,272	63,684	69,753	69,753	69,753	69,753	69,753	69,753	69,753	69,753
ADM Projections	1,165	1,274	1,358	1,441	1,539	1,587	1,686	1,779	1,920	2,013
x Minimum adequacy factor	82.7	82.7	82.7	82.7	82.7	82.7	82.7	82.7	82.7	82.7
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	24,077	26,333	28,079	29,782	31,823	32,812	34,857	36,787	39,698	41,628
Square Footage to be built in excess of 25% threshold	8,195	37,351	41,673	39,970	37,930	36,941	34,896	32,966	30,055	28,125
Capacity of excess square footage	99	452	504	483	459	447	422	399	363	340

Local Funds Report
Queen Creek Unified District

2/17/2016

9-12 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
South Fieldhouse at High School (FY 13)	2,370									
HS addition			30,000							
Cumulative Total	2,370	2,370	32,370	32,370	32,370	32,370	32,370	32,370	32,370	32,370
ADM Projections	1,741	1,822	1,945	2,044	2,174	2,328	2,407	2,509	2,525	2,563
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)	40,915	42,813	45,700	48,030	51,098	54,713	56,570	58,957	59,332	60,233
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.

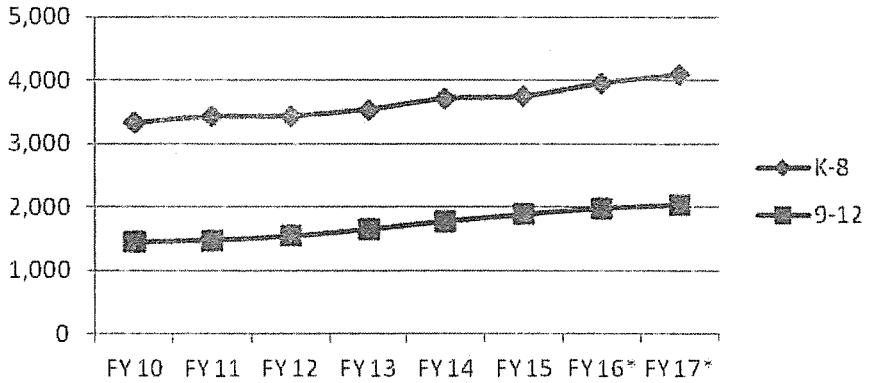
Sahuarita Unified School District

District Overview

Sahuarita Unified School District is located about 20 miles south of Tucson, along Interstate 19. The District serves the City of Sahuarita and the surrounding unincorporated areas. It currently has seven elementary schools (K-8) and two high schools, serving approximately 5,950 ADM.

District ADM

The ADM growth rates during the past five years were all in the positive territory, ranging from 1.4% to 5.8%. The annualized five-year growth rate was 3.4%.

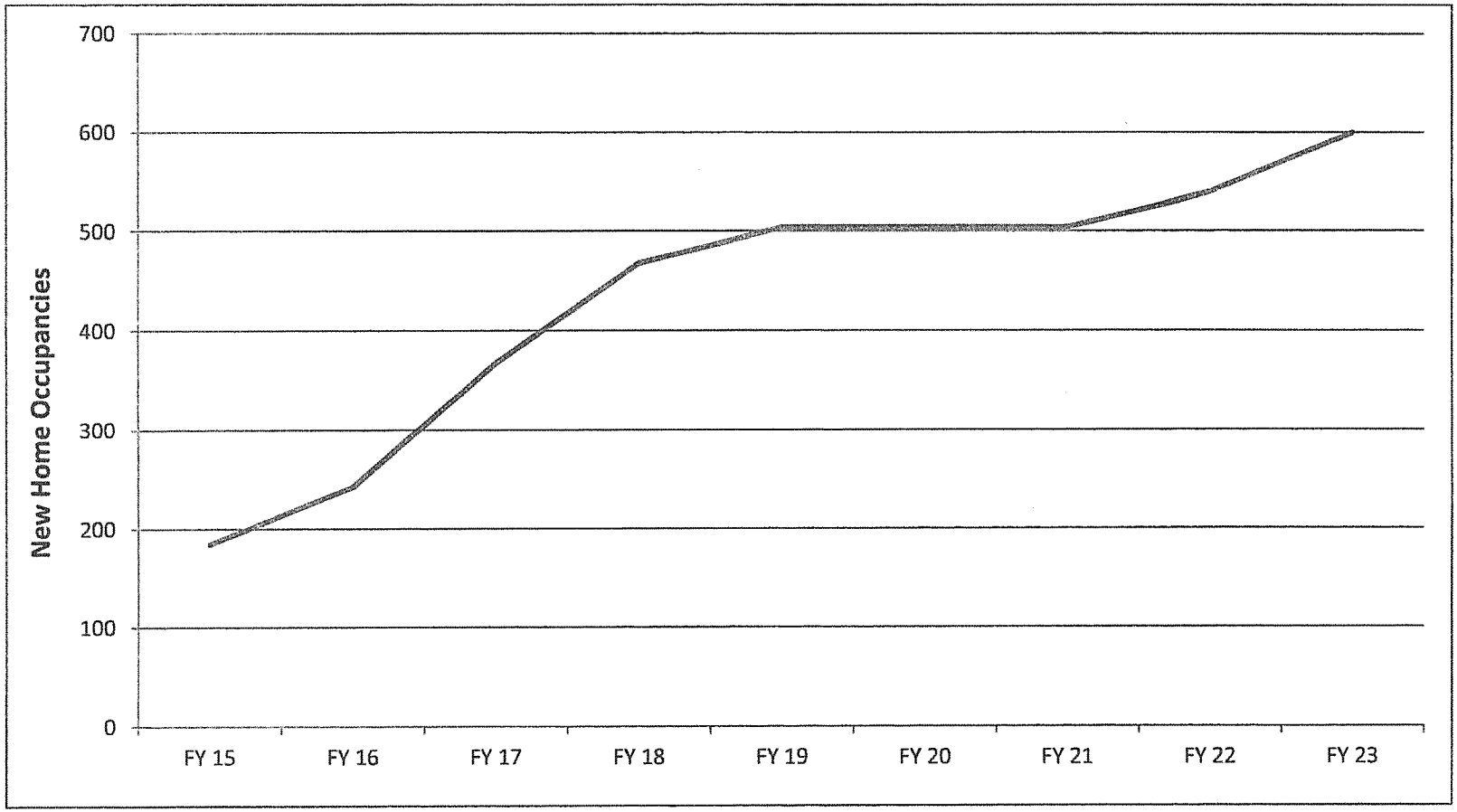


*FY 16 and FY 17: ADM projections

District Outlook

Nearly 7,000 new residential housing permits were issued during 2001-2010, fueling the ADM growth from 1,939 in FY 01 to 4,760 in FY 10. With military, federal agencies and defense companies offering relatively stable employment, the unemployment rate in the area has been lower than the state and county averages. The District has not experienced an ADM decline in the past decade, an impressive feat rarely seen in other school districts. This year, the ADM is forecasted to grow by 5.5%. With resumed construction of new housing units, SFB staff projects that ADM growth rates between 3.0-5.0% will be the norm for most years in the projection cycle.

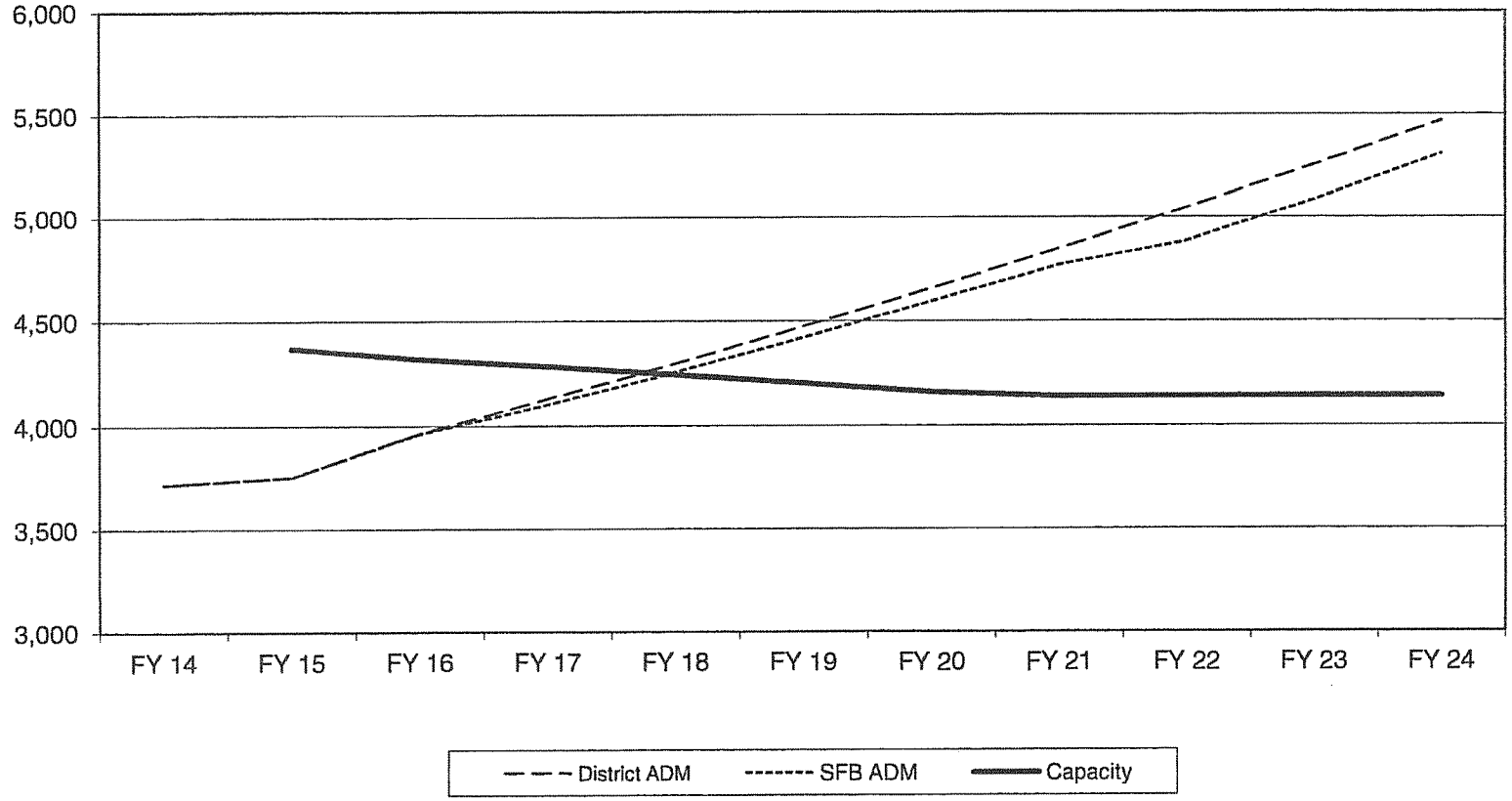
New Home Occupancies (1)
Sahuarita Unified District



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

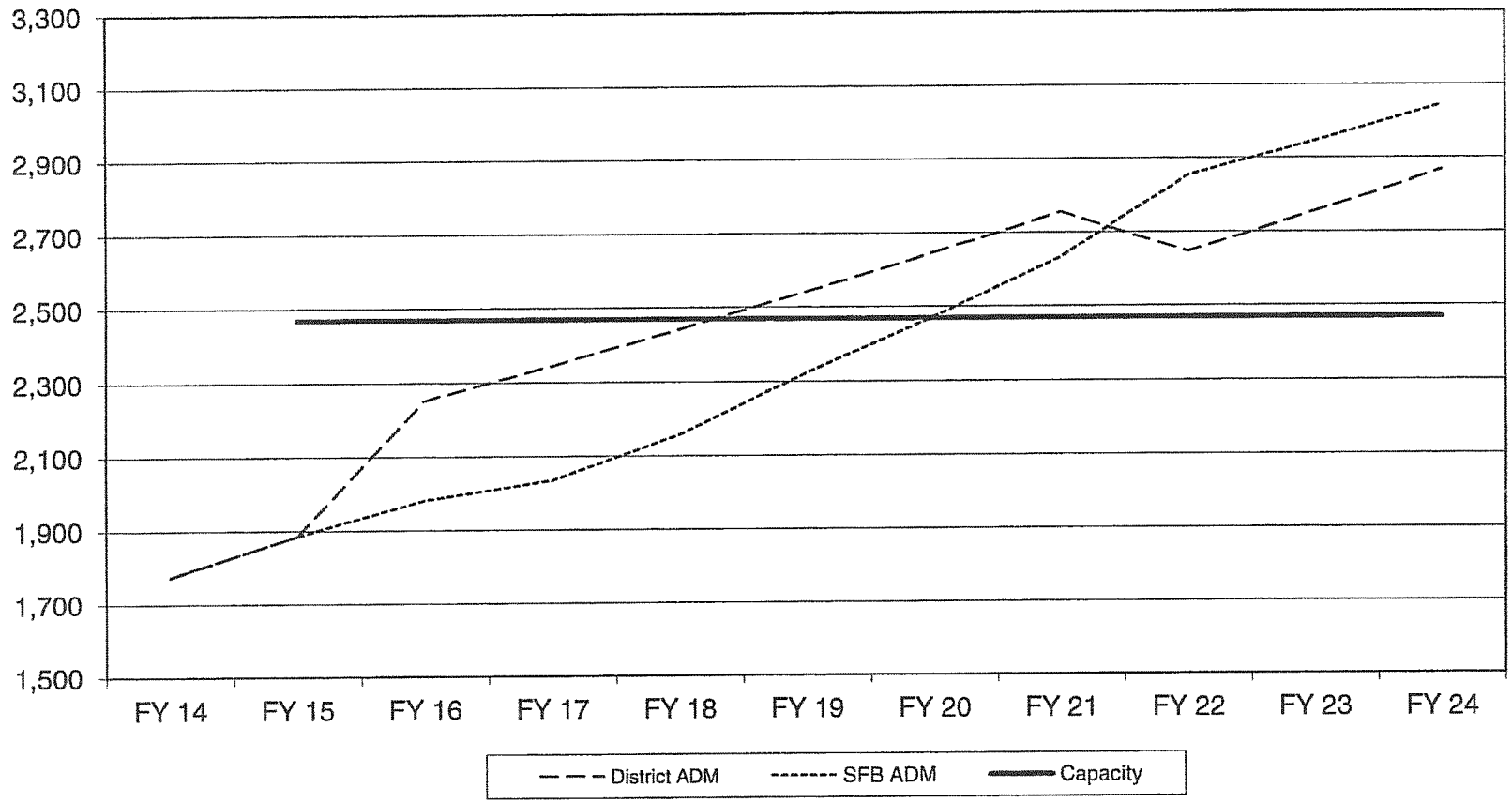
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	Total
185	243	368	468	504	504	504	540	600	3,915

K-8 Graph
Sahuarita Unified District



K-8	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	3,714	3,750	3,965	4,128	4,297	4,473	4,656	4,847	5,046	5,253	5,468
SFB ADM	3,714	3,750	3,962	4,100	4,255	4,420	4,595	4,765	4,884	5,084	5,307
Capacity		4,371	4,318	4,284	4,245	4,204	4,160	4,139	4,139	4,139	4,139

9-12 Graph
Sahuarita Unified District



9-12	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	1,775	1,886	2,253	2,345	2,442	2,542	2,646	2,754	2,646	2,754	2,867
SFB ADM	1,775	1,886	1,981	2,034	2,157	2,325	2,473	2,633	2,854	2,945	3,046
Capacity		2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Sahuarita Unified District
CTD – 100230
(K-8)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
					K-8 for 800 (005N)	K-8 for 600 (006N)		

Staff Notes Regarding District's Request: Projects 005N and 006N were conceptually approved last year to be approved in FY 19 and FY 22, respectively. The district does not have any land in inventory for future school sites.

Staff Recommendation for February 3, 2016

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
		K-8 for 800 (005N) (Conceptual)					K-8 for 600 (006N) (Conceptual)	

Note: The actual capacity of an 800-student K-8 school in this district would be 924 students.

Note: NO FUNDING IS COMMITTED TO CONCEPTUALLY-APPROVED PROJECTS. ALL CONCEPTUAL PROJECTS SUBJECT TO CHANGE upon review, and have the potential to be delayed, eliminated, or modified.

New Construction Analysis
Sahuarita Unified District
K - 8

K-8	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	4,139	4,139	4,139	4,139	4,139	4,139	4,139	4,139	4,139	4,139
District-funded Capacity (2)	233	180	145	106	65	21	-	-	-	-
Total Student Capacity	**4,371**	**4,318**	**4,284**	**4,245**	**4,204**	**4,160**	**4,139**	**4,139**	**4,139**	**4,139**
District's ADM Projections	**3,750**	**3,965**	**4,128**	**4,297**	**4,473**	**4,656**	**4,847**	**5,046**	**5,253**	**5,468**
ADM Growth Rate	1.0%	5.7%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%
Number of Students for which new space is required (3)		-	-	52	269	496	708	907	1,114	1,329
SFB Recommended ADM Projections	**3,750**	**3,962**	**4,100**	**4,255**	**4,420**	**4,595**	**4,765**	**4,884**	**5,084**	**5,307**
ADM Growth Rate	1.0%	5.6%	3.5%	3.8%	3.9%	4.0%	3.7%	2.5%	4.1%	4.4%
Number of Students for which new space is required (3)		-	-	10	216	435	627	745	945	1,168

(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.

FEBRUARY 3, 2016 STAFF RECOMMENDATION

The staff recommendation is to conceptually approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Approval FY
005N - New school	K-8	800	92.4	73,920	924	FY 18
006N - New school	K-8	600	92.4	55,440	693	FY 23

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Sahuarita Unified District
CTD – 100230
(9-12)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
				9-12 for 1,000 students				

Staff Notes Regarding District's Request: This project was not conceptually approved last year.

Staff Recommendation for February 3, 2016

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
				9-12 for 1,000 students (Conceptual)				

Note: The actual capacity of a 1,000-student 9-12 school in this district would be 1,330 students.

Note: NO FUNDING IS COMMITTED TO CONCEPTUALLY-APPROVED PROJECTS. ALL CONCEPTUAL PROJECTS SUBJECT TO CHANGE upon review, and have the potential to be delayed, eliminated, or modified.

New Construction Analysis
Sahuarita Unified District
9-12

9-12	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469
Total Student Capacity	**2,469**	**2,469**	**2,469**	**2,469**	**2,469**	**2,469**	**2,469**	**2,469**	**2,469**	**2,469**
District's ADM Projections	**1,886**	**2,253**	**2,345**	**2,442**	**2,542**	**2,646**	**2,754**	**2,646**	**2,754**	**2,867**
ADM Growth Rate	6.2%	19.5%	4.1%	4.1%	4.1%	4.1%	4.1%	-3.9%	4.1%	4.1%
Number of Students for which new space is required (2)		-	-	-	73	177	285	177	285	398
SFB Recommended ADM Projections	**1,886**	**1,981**	**2,034**	**2,157**	**2,325**	**2,473**	**2,633**	**2,854**	**2,945**	**3,046**
ADM Growth Rate	6.2%	5.1%	2.7%	6.0%	7.8%	6.4%	6.5%	8.4%	3.2%	3.4%
Number of Students for which new space is required (2)		-	-	-	-	4	164	385	476	577

(1) See Square Footage and Capacity by School page.
(2) Difference between ADM projections and Total Student Capacity.

FEBRUARY 3, 2016 STAFF RECOMMENDATION

The staff recommendation is to conceptually approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Approval FY
New school	9-12	1,000	125	125,000	1,330	FY 20

ADM Projections
Sahuarita Unified District

1/27/2016

District Provided ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	3,714	3,750	3,965	4,128	4,297	4,473	4,656	4,847	5,046	5,253	5,468
% change		1.0%	5.7%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%
9 - 12	1,775	1,886	2,253	2,345	2,442	2,542	2,646	2,754	2,646	2,754	2,867
% change		6.2%	19.5%	4.1%	4.1%	4.1%	4.1%	4.1%	-3.9%	4.1%	4.1%
Total	5,489	5,636	6,218	6,473	6,739	7,015	7,302	7,601	7,692	8,007	8,335
% change		2.7%	10.3%	4.1%	4.1%	4.1%	4.1%	4.1%	1.2%	4.1%	4.1%

SFB ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	3,714	3,750	3,962	4,100	4,255	4,420	4,595	4,765	4,884	5,084	5,307
% change		1.0%	5.6%	3.5%	3.8%	3.9%	4.0%	3.7%	2.5%	4.1%	4.4%
9 - 12	1,775	1,886	1,981	2,034	2,157	2,325	2,473	2,633	2,854	2,945	3,046
% change		6.2%	5.1%	2.7%	6.0%	7.8%	6.4%	6.5%	8.4%	3.2%	3.4%
Total	5,489	5,636	5,943	6,135	6,413	6,745	7,068	7,398	7,737	8,029	8,353
% change		2.7%	5.5%	3.2%	4.5%	5.2%	4.8%	4.7%	4.6%	3.8%	4.0%

Assumptions: FY 14 and FY 15 are actual based on information received from ADE. FY 16 through FY 24 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	3,714	3,753	3,861	4,067	4,277	4,508	4,766	5,026	5,269	5,565	5,807
% change		1.0%	2.9%	5.3%	5.1%	5.4%	5.7%	5.5%	4.8%	5.6%	4.4%
9 - 12	1,775	1,885	2,032	2,104	2,190	2,193	2,349	2,537	2,748	2,869	2,986
% change		6.2%	7.8%	3.5%	4.1%	0.2%	7.1%	8.0%	8.3%	4.4%	4.1%
Total	5,489	5,638	5,893	6,172	6,466	6,701	7,115	7,563	8,016	8,433	8,793
% change		2.7%	4.5%	4.7%	4.8%	3.6%	6.2%	6.3%	6.0%	5.2%	4.3%

ADM History
Sahuarita Unified District

	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	5-Year Average
K - 8	3,316	3,423	3,431	3,537	3,714	3,750	
% change		3.2%	0.2%	3.1%	5.0%	1.0%	2.5%
9 - 12	1,444	1,477	1,538	1,649	1,775	1,886	
% change		2.3%	4.2%	7.2%	7.7%	6.2%	5.5%
Total	4,760	4,900	4,969	5,186	5,489	5,636	
% change		2.9%	1.4%	4.4%	5.8%	2.7%	3.4%

Square Footage and Capacity by School
Sahuarita Unified District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Sahuarita Primary School	63,967	8,007	55,960	3,090	52,870	88.5	597
Sopori Elementary School	45,486	11,632	33,854	0	33,854	88.5	383
Sahuarita Intermediate School	108,730	34,934	73,796	3,388	70,408	88.5	796
Sahuarita Middle School	94,137	0	94,137	6,283	87,854	88.5	993
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 (2)	55,450	Variable	Variable	NA	Variable	80	Variable
Total K-8 Square Footage	**494,363**	**70,286**	**368,627**	**12,761**	**355,866**		**4,139**
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 (3)	23,063	0	23,063	NA	23,063	112	206
SFB-funded Walden Grove (4)	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
Total 9-12 Square Footage	**305,410**	**8,218**	**297,192**	**10,645**	**286,548**		**2,469**

(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) 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.

(3) 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.

(4) 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.

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

Local Funds Report
Sahuarita Unified District

1/27/2016

K-8 Square Footage	Prior Years	FY 16	FY 17	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22
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								
Cumulative Total	93,616	93,616	93,616	93,616	93,616	93,616	93,616	93,616	93,616
ADM Projections	3,750	3,962	4,100	4,255	4,420	4,595	4,765	4,884	5,084
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)	75,009	79,241	82,007	85,104	88,403	91,899	95,309	97,672	101,675
Square Footage to be built in excess of 25% threshold	18,607	14,375	11,609	8,512	5,213	1,717	0	0	0
Capacity of excess square footage	233	180	145	106	65	21	0	0	0

9-12 Square Footage	Prior Years	FY 16	FY 17	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22
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
ADM Projections	1,886	1,981	2,034	2,157	2,325	2,473	2,633	2,854	2,945
x Minimum adequacy factor	94	94	94	94	94	94	94	94	94
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	44,311	46,560	47,808	50,698	54,631	58,114	61,866	67,058	69,214
Square Footage to be built in excess of 25% threshold	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.

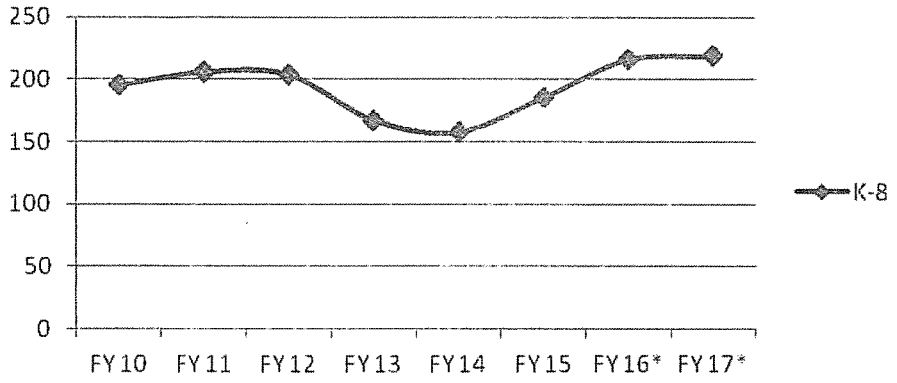
Santa Cruz Elementary School District

District Overview

Santa Cruz Elementary School District is located in the southern part of Santa Cruz County, east of the City of Nogales. It covers approximately 80 square miles, bordered by Mexico on the south. The district operates one elementary school (K-8), currently serving more than 215 ADM.

District ADM History

Over the past five years, the District's ADM growth rate fluctuated within a wide range. It was positive during the first year, but went to the negative territory in the following three years, reaching -18.1% in FY 13. However, in FY15, the growth surged by 17.5%. The five-year annualized growth rate was -1.1%.

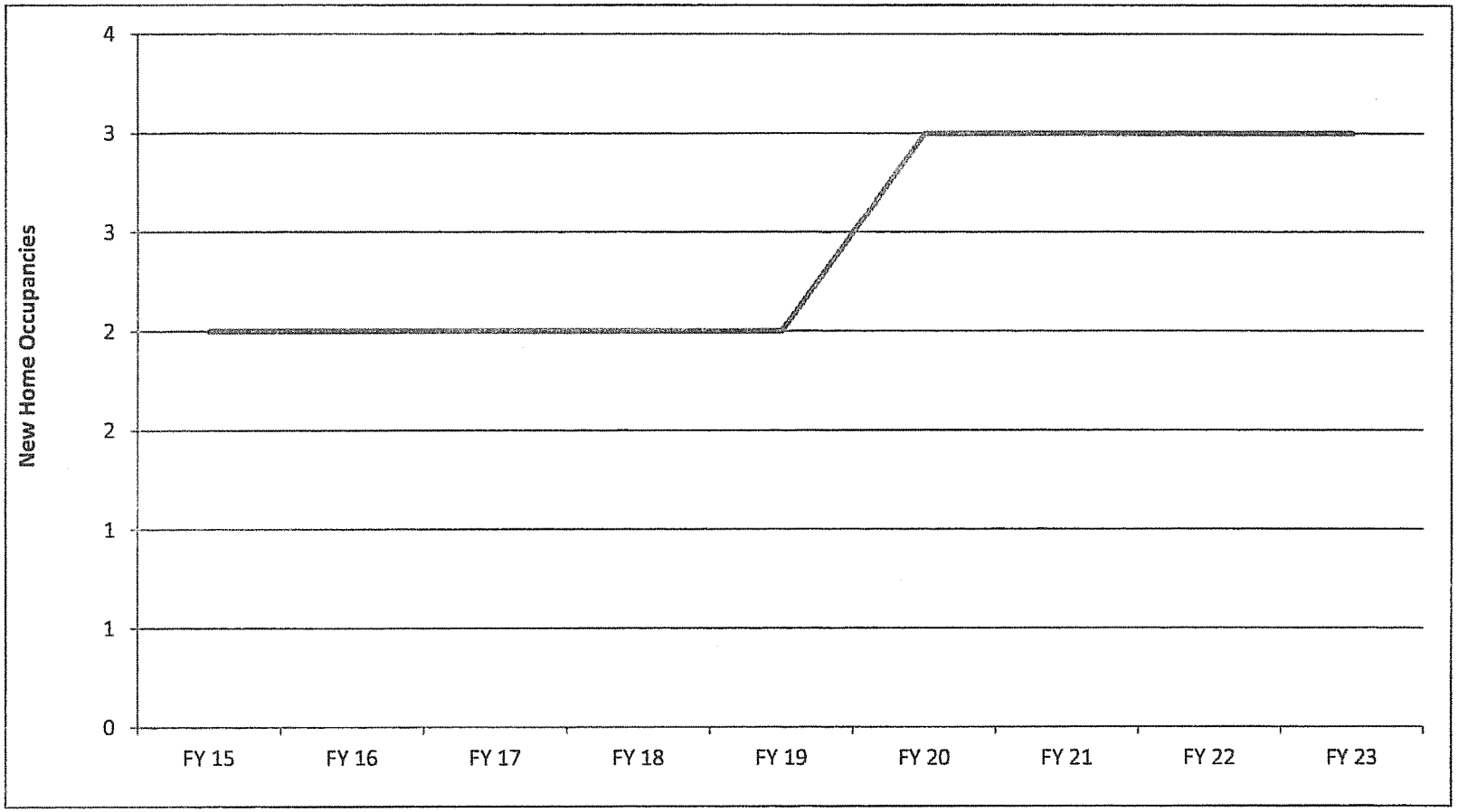


*FY 16 and FY 17: ADM projections

District Outlook

According to the District, the major declines and growth in the District's ADM during the past five years is mainly attributed to its closing and re-opening of open enrollment. The District closed open enrollment five years ago and often had students on the waiting list. When the District re-implemented open enrollment last year, it experienced substantial growth. This year, the District's ADM is expected to grow another 16.6%. However, due to limited space, the District is not planning to significantly expand its enrollment for the next few years.

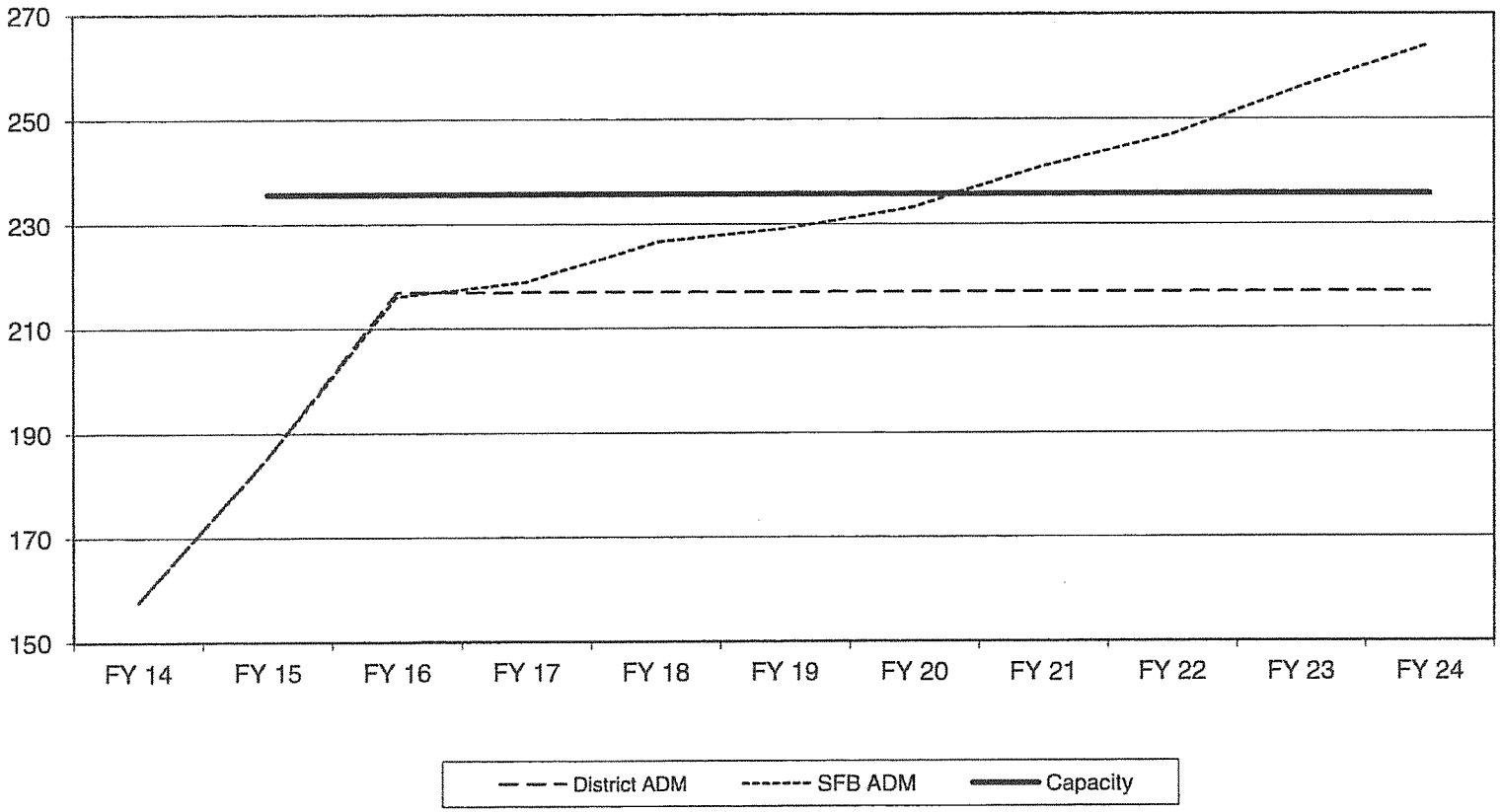
New Home Occupancies (1)
Santa Cruz Elementarty District



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

FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	Total
2	2	2	2	2	3	3	3	3	22

K-8 Graph
Santa Cruz Elementarty District



K-8	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	158	185	217	217	217	217	217	217	217	217	217
SFB ADM	158	185	216	219	227	229	233	241	247	256	264
Capacity		236	236	236	236	236	236	236	236	236	236

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Santa Cruz Elementary District
CTD – 120328
(K-8)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
Additional K-8 space for 225 students								

Staff Notes Regarding District's Request: This project was not conceptually-approved last year.

Staff Recommendation for February 3, 2016

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
No approval					Additional K-8 space for 50 students (Conceptual)			

Note: The actual capacity of this K-space would be 57 students.

Note: NO FUNDING IS COMMITTED TO CONCEPTUALLY-APPROVED PROJECTS. ALL CONCEPTUAL PROJECTS SUBJECT TO CHANGE upon review, and have the potential to be pushed back, eliminated, or modified.

New Construction Analysis
Santa Cruz Elementarty District
K - 8

K-8	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	236	236	236	236	236	236	236	236	236	236
Total Student Capacity	**236**	**236**	**236**	**236**	**236**	**236**	**236**	**236**	**236**	**236**
District's ADM Projections	**185**	**217**	**217**	**217**	**217**	**217**	**217**	**217**	**217**	**217**
ADM Growth Rate	17.5%	17.1%	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)		-	-	-	-	-	-	-	-	-
SFB Recommended ADM Projections	**185**	**216**	**219**	**227**	**229**	**233**	**241**	**247**	**256**	**264**
ADM Growth Rate	17.5%	16.6%	1.3%	3.5%	1.1%	1.9%	3.2%	2.5%	3.6%	3.2%
Number of Students for which new space is required (2)		-	-	-	-	-	5	11	20	28

(1) See Square Footage and Capacity by School page.
(2) Difference between ADM projections and Total Student Capacity.

FEBRUARY 3, 2016 STAFF RECOMMENDATION

The staff recommendation is to conceptually approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Approval FY
Additional space at existing school	K-8	50	92.4	4,620	57	FY 21

ADM Projections
Santa Cruz Elementarty District

1/27/2016

District Provided ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	158	185	217	217	217	217	217	217	217	217	217
% change		17.5%	17.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

SFB ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 8	158	185	216	219	227	229	233	241	247	256	264
% change		17.5%	16.6%	1.3%	3.5%	1.1%	1.9%	3.2%	2.5%	3.6%	3.2%

Assumptions: FY 14 and FY 15 are actual based on information received from ADE. FY 16 through FY 24 based on cohort survival and residential development.

ADM History
Santa Cruz Elementarty District

	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	5-Year Average
K - 8	196	206	204	167	158	185	
% change		5.4%	-1.0%	-18.1%	-5.7%	17.5%	-1.1%

Square Footage and Capacity by School
Santa Cruz Elementary District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Santa Cruz Elementary School	22,461	1,600	20,861	-	20,861	88.5	236

(1) Based on the SFB Working Definition of Student Capacity.

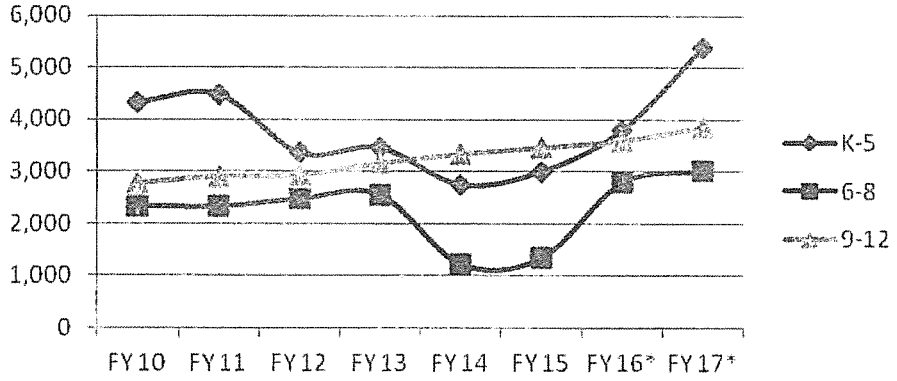
Vail Unified School District

District Overview

Vail Unified School District is located a short distance southeast of Tucson in Pima County. The District covers approximately 425 square miles, bisected by Interstate 10. The District converted a number of its district schools to district-sponsored charter schools in FY 12 and FY 14. In FY 16, Desert Willow Elementary, Old Vail Middle and Rincon Vista Middle Schools reverted to district schools. The remaining district-sponsored charter schools are intended to revert to district schools in FY 17. The District currently serves approximately 10,200 ADM in its seven elementary schools (K-5), five middle schools (6-8) and four high schools.

District ADM

Over the past five years, the annualized growth rate of the District's ADM was -3.8%. The negative growth was due to two significant ADM declines in FY 12 and FY 14 after the District converted some of its district schools to charter schools.

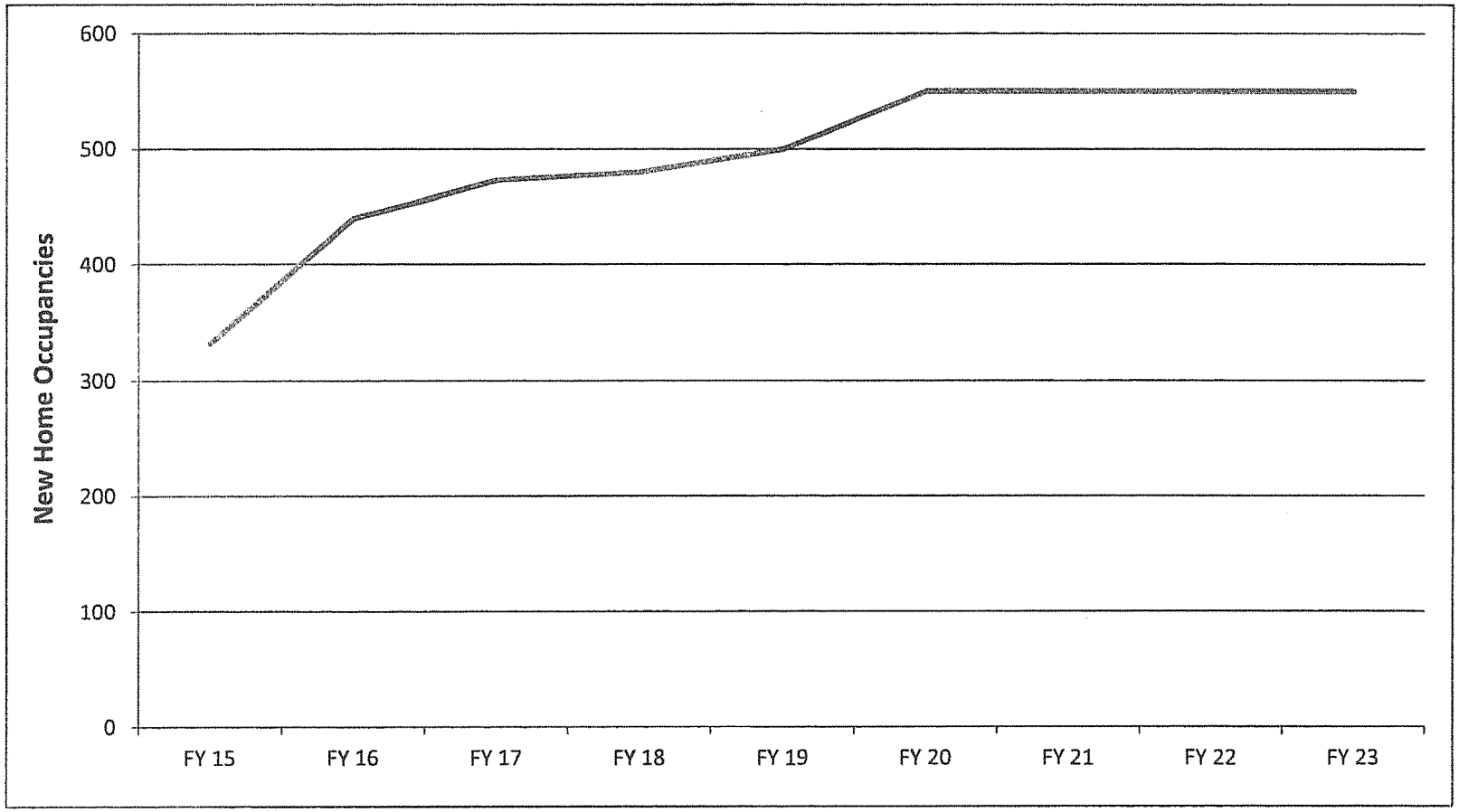


*FY 16 and FY 17: ADM projections

District Outlook

At the peak of the housing market in 2005 and 2006, about 2,000 permits were issued in the district each year and ADM was growing at an annualized rate of 12.3% between FY 05 and FY 08. The growth has since slowed down and declined by 9.8% in FY 12 after two K-5 schools were converted to charter schools. In FY 14, the District converted three more schools to charter schools, causing ADM to decrease by 20.3%. However, these three schools reverted to district schools this year. As a result, ADM is forecasted to increase 26.7% at the K-5 level and 108.0% at the 6-8 level. Next year, the District is expected to experience another major ADM increase when the remaining four district-sponsored charter schools become district schools. SFB staff projects that annual ADM growth rates in the approximate range of 2.0 – 2.5% will be the norm for most years in the projection cycle.

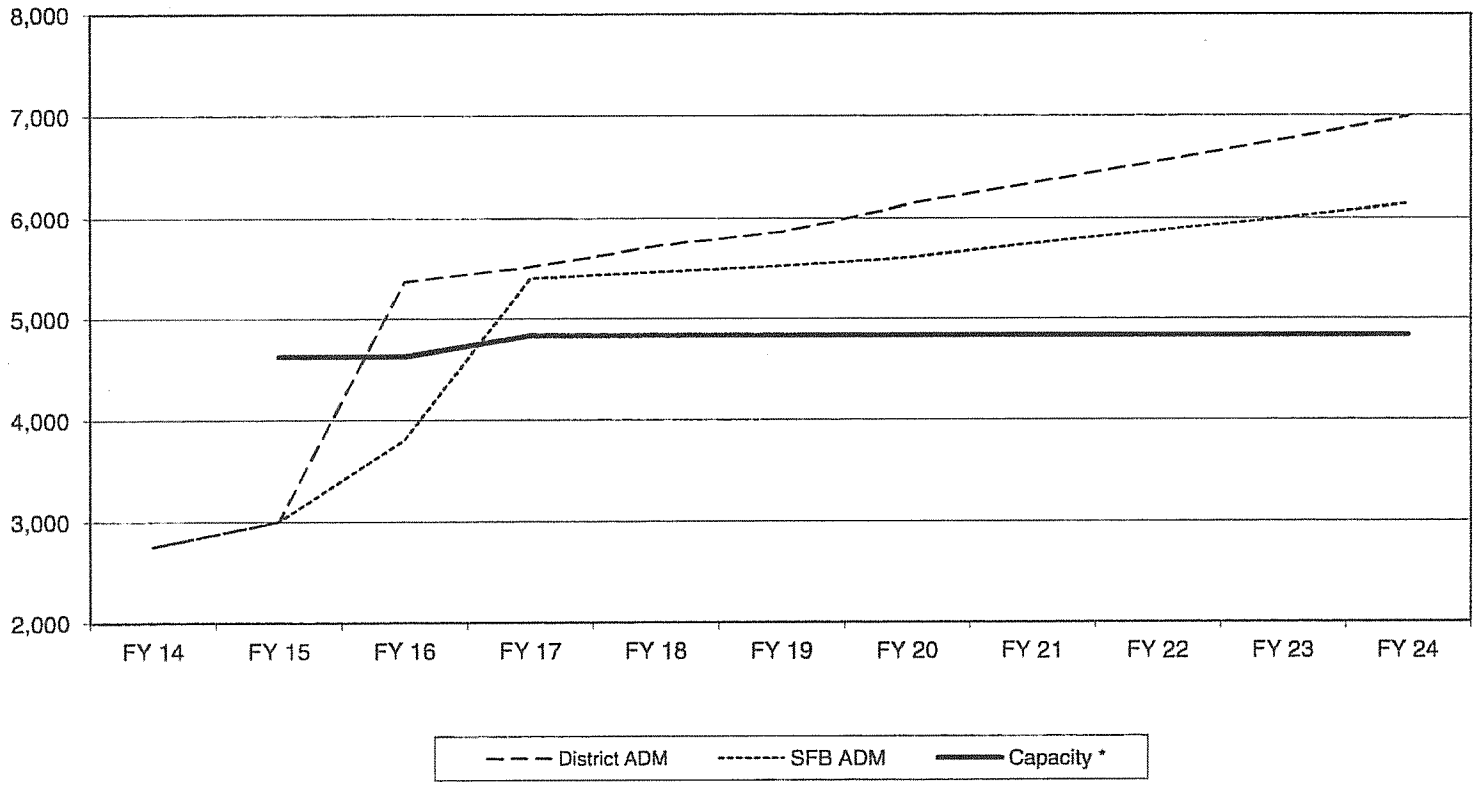
New Home Occupancies (1)
Vail Unified District



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

FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	Total
332	440	473	480	500	550	550	550	550	4,425

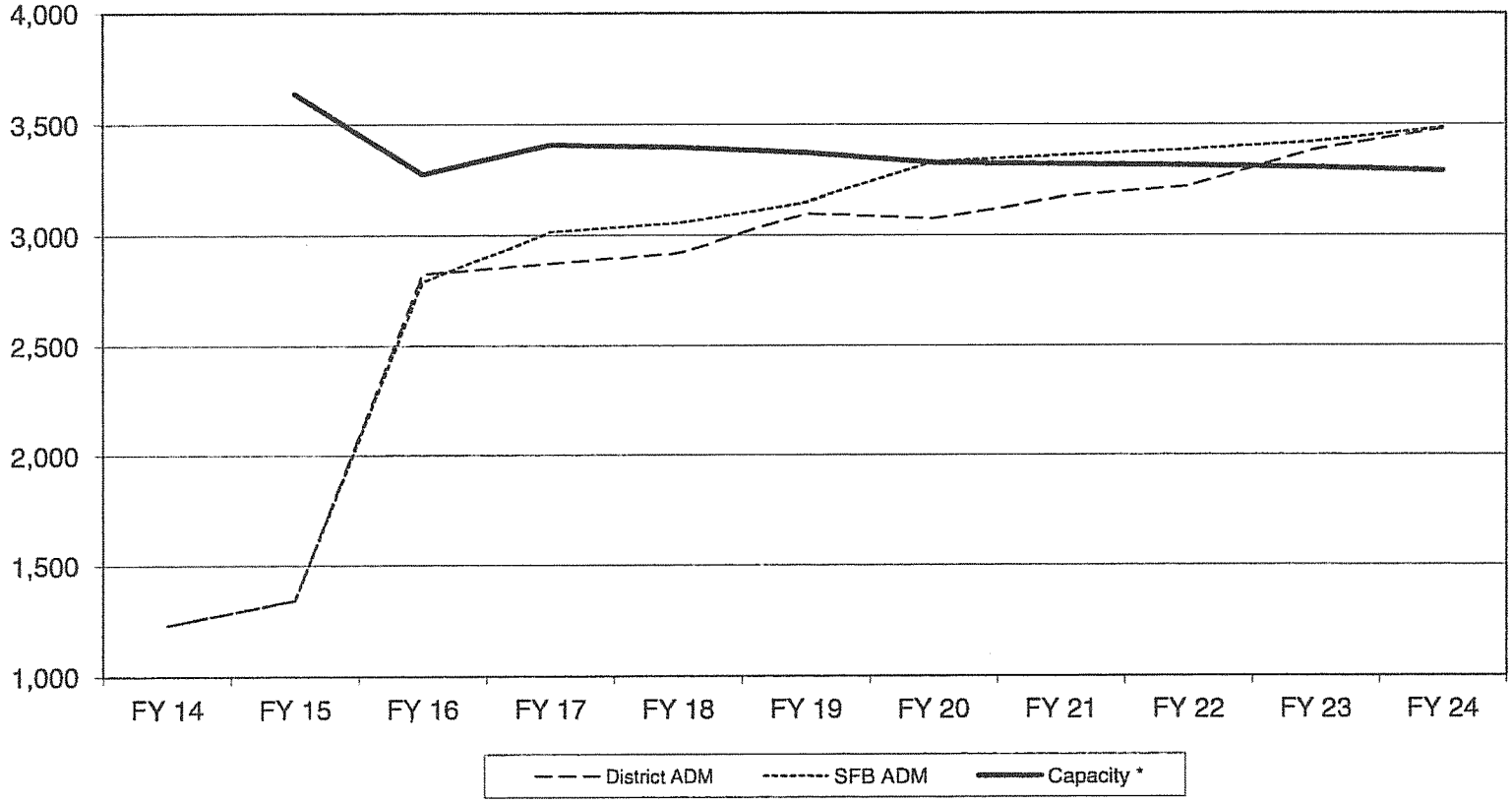
K-5 Graph
Vail Unified District



K-5	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	2,755	3,004	5,359	5,514	5,714	5,856	6,129	6,339	6,546	6,765	6,989
SFB ADM	2,755	3,004	3,806	5,391	5,455	5,520	5,606	5,738	5,869	6,002	6,138
Capacity *		4,624	4,624	4,831	4,831	4,831	4,831	4,831	4,831	4,831	4,831

* FY 17 onward assumes Civano and Vail Academy High School will be added to inventory and that their K-5 capacities are 60 and 147, respectively (these are their current K-5 ADM's). District is to submit building-by-building breakdown for these schools; official capacities will be calculated.

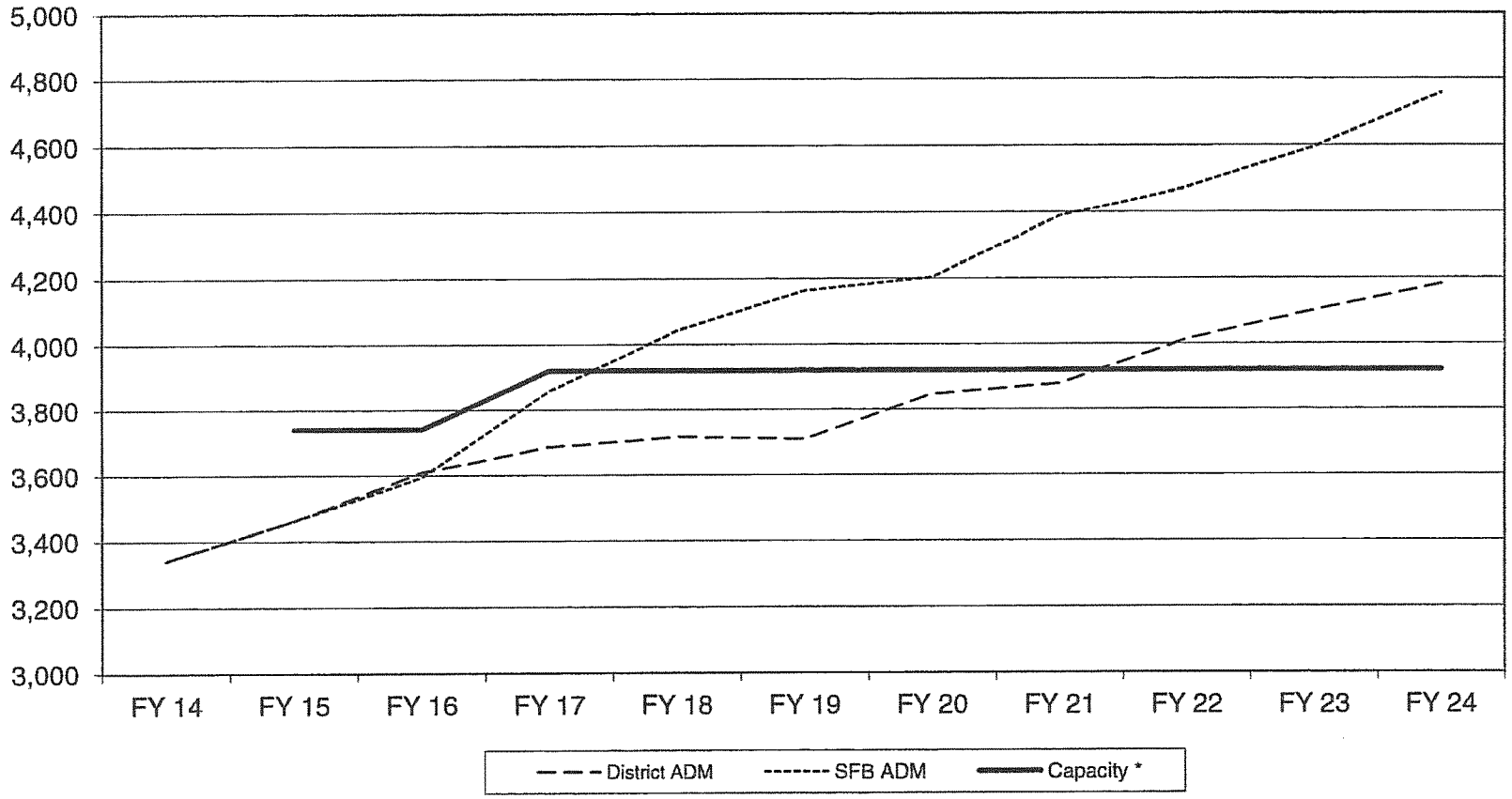
6-8 Graph
Vail Unified District



6-8	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	1,230	1,342	2,826	2,871	2,920	3,101	3,078	3,174	3,221	3,386	3,480
SFB ADM	1,230	1,342	2,791	3,014	3,055	3,153	3,332	3,360	3,386	3,422	3,486
Capacity *		3,639	3,277	3,408	3,398	3,373	3,329	3,322	3,315	3,306	3,290

* FY 17 onward assumes Civano and Vail Academy High School will be added to inventory and that their 6-8 capacities are 40 and 147, respectively (these are their current 6-8 ADM's). District is to submit building-by-building breakdown for these schools; official capacities will be calculated.

9-12 Graph
Vail Unified District



9-12	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	3,341	3,462	3,609	3,686	3,716	3,710	3,848	3,879	4,014	4,100	4,181
SFB ADM	3,341	3,462	3,594	3,858	4,042	4,163	4,203	4,388	4,474	4,595	4,757
Capacity *		3,741	3,741	3,920	3,920	3,920	3,920	3,920	3,920	3,920	3,920

* FY 17 onward assumes Vail Academy High School will be added to inventory and that its 9-12 capacity is 179 (which is its current 9-12 ADM). District is to submit building-by-building breakdown for this school; official capacity will be calculated.

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Vail Unified District
CTD – 100220
(9-12)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
		9-12 for 1,000 students (018)					

Staff Notes Regarding District's Request: The District did not submit its FY 16 Capital Plan, but Project 018N was conceptually approved last year to be approved in FY 18. Conceptual projects must be reviewed each year.

Staff Recommendation for February 3, 2016

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
		9-12 for 1,000 students (018N) (Conceptual)					

Note: The actual capacity of a 1,000-student 9-12 school in this district would be 1,330 students.

Note: NO FUNDING IS COMMITTED TO CONCEPTUALLY-APPROVED PROJECTS. ALL CONCEPTUAL PROJECTS are SUBJECT TO CHANGE upon review, and have the potential to be delayed, eliminated, or modified.

New Construction Analysis
Vail Unified District
9-12

9-12	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	3,741	3,741	3,920	3,920	3,920	3,920	3,920	3,920	3,920	3,920
Total Student Capacity	**3,741**	**3,741**	**3,920**	**3,920**	**3,920**	**3,920**	**3,920**	**3,920**	**3,920**	**3,920**

District's ADM Projections	**3,462**	**3,609**	**3,686**	**3,716**	**3,710**	**3,848**	**3,879**	**4,014**	**4,100**	**4,181**
ADM Growth Rate	3.6%	4.2%	2.1%	0.8%	-0.2%	3.7%	0.8%	3.5%	2.1%	2.0%
Number of Students for which new space is required (2)		-	-	-	-	-	-	94	180	261

SFB Recommended ADM Projections	**3,462**	**3,594**	**3,858**	**4,042**	**4,163**	**4,203**	**4,388**	**4,474**	**4,595**	**4,757**
ADM Growth Rate	3.6%	3.8%	7.3%	4.8%	3.0%	1.0%	4.4%	2.0%	2.7%	3.5%
Number of Students for which new space is required (2)		-	-	121	243	283	468	554	675	837

(1) See Square Footage and Capacity by School page. FY 17 onward assumes Vail Academy High School will be added to inventory and that its 9-12 capacity is 179 (which is its current 9-12 ADM). District is to submit building-by-building breakdown for this school; official capacity will be calculated.
(2) Difference between ADM projections and Total Student Capacity.

FEBRUARY 3, 2016 STAFF RECOMMENDATION

The staff recommendation is to conceptually approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Approval FY
018N - New school	9-12	1,000	125	125,000	1,330	FY 18

ADM Projections
Vail Unified District

1/27/2016

District Provided ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 5	2,755	3,004	5,359	5,514	5,714	5,856	6,129	6,339	6,546	6,765	6,989
% change		9.0%	78.4%	2.9%	3.6%	2.5%	4.7%	3.4%	3.3%	3.3%	3.3%
6 - 8	1,230	1,342	2,826	2,871	2,920	3,101	3,078	3,174	3,221	3,386	3,480
% change		9.1%	110.6%	1.6%	1.7%	6.2%	-0.7%	3.1%	1.5%	5.1%	2.8%
9 - 12	3,341	3,462	3,609	3,686	3,716	3,710	3,848	3,879	4,014	4,100	4,181
% change		3.6%	4.2%	2.1%	0.8%	-0.2%	3.7%	0.8%	3.5%	2.1%	2.0%
Total	7,326	7,808	11,794	12,071	12,350	12,667	13,055	13,392	13,781	14,251	14,650
% change		6.6%	51.1%	2.3%	2.3%	2.6%	3.1%	2.6%	2.9%	3.4%	2.8%

SFB ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 5	2,755	3,004	3,806	5,391	5,455	5,520	5,606	5,738	5,869	6,002	6,138
% change		9.0%	26.7%	41.6%	1.2%	1.2%	1.6%	2.4%	2.3%	2.3%	2.3%
6 - 8	1,230	1,342	2,791	3,014	3,055	3,153	3,332	3,360	3,386	3,422	3,486
% change		9.1%	108.0%	8.0%	1.4%	3.2%	5.7%	0.8%	0.8%	1.1%	1.9%
9 - 12	3,341	3,462	3,594	3,858	4,042	4,163	4,203	4,388	4,474	4,595	4,757
% change		3.6%	3.8%	7.3%	4.8%	3.0%	1.0%	4.4%	2.0%	2.7%	3.5%
Total	7,326	7,808	10,191	12,263	12,552	12,836	13,140	13,486	13,729	14,018	14,382
% change		6.6%	30.5%	20.3%	2.4%	2.3%	2.4%	2.6%	1.8%	2.1%	2.6%

Assumptions:

FY 14 and FY 15 are actual based on information received from ADE. FY 16 through FY 24 are based on cohort survival and residential development. For FY 16 onward, the K-8 ADM projection includes that of Desert Willow, OVMS and RVMS which reverted to district schools in FY16. For FY 17 onward, the K-12 projection includes that of VAHS, Civano, Acacia & Mesquite, which are currently district-sponsored charter schools.

SFB ADM Forecast - Last Year	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 5	2,755	3,014	3,863	4,004	4,080	4,164	4,200	4,309	4,410	4,518	4,639
% change		9.4%	28.2%	3.6%	1.9%	2.0%	0.9%	2.6%	2.3%	2.5%	2.7%
6 - 8	1,230	1,342	2,758	2,838	2,890	2,998	3,211	3,269	3,346	3,346	3,416
% change		9.1%	105.5%	2.9%	1.9%	3.7%	7.1%	1.8%	2.4%	0.0%	2.1%
9 - 12	3,341	3,474	3,635	3,734	3,939	4,058	4,116	4,321	4,408	4,629	4,796
% change		4.0%	4.6%	2.7%	5.5%	3.0%	1.4%	5.0%	2.0%	5.0%	3.6%
Total	7,326	7,830	10,256	10,575	10,910	11,219	11,526	11,898	12,164	12,494	12,850
% change		6.9%	31.0%	3.1%	3.2%	2.8%	2.7%	3.2%	2.2%	2.7%	2.9%

ADM History
Vail Unified District

	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	5-Year Average
K - 5	4,336	4,485	3,357	3,465	2,755	3,004	
% change		3.4%	-25.1%	3.2%	-20.5%	9.0%	-7.1%
6 - 8	2,341	2,332	2,478	2,558	1,230	1,342	
% change		-0.4%	6.3%	3.2%	-51.9%	9.1%	-10.5%
9 - 12	2,776	2,909	2,933	3,167	3,341	3,462	
% change		4.8%	0.8%	8.0%	5.5%	3.6%	4.5%
Total	9,453	9,725	8,768	9,191	7,326	7,808	
% change		2.9%	-9.8%	4.8%	-20.3%	6.6%	-3.8%

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
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
Total K-5	**448,972**	**56,915**	**392,057**	**12,509**	**379,548**		**4,624**
Old Vail Middle School (6)	77,634	0	77,634	5,621	72,013	95	758
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
SFB-funded Desert Sky Middle School (8)	76,981	22,416	54,565	NA	54,565	82.7	660
SFB-funded Corona Foothills (9)	65,258	0	65,258	NA	65,258	80	816
District-funded addition to Corona Foothills (11)	29	0	29	NA	29	80	0
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
Rincon Vista Middle School (11)	57,248	8,084	49,164	NA	49,164	80	615
SFB-funded Esmond Station (10)	51,168	0	51,168	NA	51,168	80	640
District-funded addition to Esmond Station (11)	237	0	237	NA	237	80	3
Total 6-8	**359,829**	**49,256**	**310,573**	**5,621**	**304,952**		**3,639**
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 (Auditorium)	13,000	13,000	0	NA	0	94	0
SFB-funded Andrada Polytehnic High School	65,549	0	65,549	NA	65,549	94	697
District-funded addition to Andrada	13,392	13,392	0	NA	0	94	0
SFB-funded Pantano High School	10,326	0	10,326	NA	10,326	94	110

Square Footage and Capacity by School
Vail Unified District

District-funded addition to Pantano	2,110	2,110	0	NA	0	94	0
Total 9-12	**445,500**	**45,917**	**399,583**	**0**	**399,583**		**3,741**

(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 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) Project was downsized 4/1/09. Funded by QSCB issue.

(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

1/27/2016

K-5 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Sycamore bldg 1003 (FY 03) (added with UCO)	11,665									
Sycamore bldg 1008 (FY 03) (added with UCO) (K-5 portion only)	7,428									
Cottonwood bldg 1007 (FY 05)	2,100									
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									
VSD Community Services (FY 11)	3,752									
Copper Ridge			58,000							
Cumulative Total	38,184	38,184	96,184	96,184	96,184	96,184	96,184	96,184	96,184	96,184
ADM Projections	3,004	3,806	5,391	5,455	5,520	5,606	5,738	5,869	6,002	6,138
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)	60,074	76,123	107,815	109,101	110,392	112,111	114,751	117,377	120,040	122,764
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

Local Funds Report
Vail Unified District

1/27/2016

6-8 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Sycamore bldg 1008 (FY 03) (added with UCO) (6-8 portion only)	4,051									
Senita Valley portion of bldgs 1003 and 1004 (FY 08)	14,705									
Rincon Vista (FY 10)	57,248									
Esmond Station (FY 13)	237									
Corona Foothills bldg. 1010 (FY 13)	29									
Cumulative Total	76,270	76,270	76,270	76,270	76,270	76,270	76,270	76,270	76,270	76,270
ADM Projections	1,342	2,791	3,014	3,055	3,153	3,332	3,360	3,386	3,422	3,486
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)	26,837	55,820	60,275	61,109	63,064	66,635	67,200	67,718	68,430	69,724
Square Footage to be built in excess of 25% threshold	49,434	20,451	15,996	15,161	13,206	9,636	9,071	8,552	7,840	6,547
Capacity of excess square footage	618	256	200	190	165	120	113	107	98	82

9-12 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Pantano Alternative HS	4,950									
District Auditorium at Empire High School (FY 09)	13,000									
Andrada Polytechnic High School (FY 13)	13,392									
Pantano High School (FY 13)	2,110									
Addition to Andrada High School			24,000							
Cumulative Total	33,452	33,452	57,452	57,452	57,452	57,452	57,452	57,452	57,452	57,452
ADM Projections	3,462	3,594	3,858	4,042	4,163	4,203	4,388	4,474	4,595	4,757
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)	81,363	84,466	90,666	94,978	97,836	98,773	103,128	105,148	107,977	111,797
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.

Cochise County, Graham County, Mohave County and Yuma County

Regional Overview

Benson Unified
Colorado City Unified
Gadsden Elementary
Pima Unified
Somerton Elementary
Yuma Elementary
Yuma Union

School Districts in Cochise, Graham, Mohave and Yuma Counties

Capital plans considered on this agenda are from seven school districts in Cochise, Graham, Mohave and Yuma Counties. These counties vary widely in their populations. In the following table, the county and state population information is presented.

Table 1: Population growth in four counties 2010-2014

County	Census 2010	July 1, 2010	July 1, 2011	July 1, 2012	July 1, 2013	July 1, 2014	Annualized Growth Rate*
Cochise	131,346	131,436	130,537	130,752	130,906	129,628	**-0.35%**
Graham	37,220	37,299	37,710	37,314	37,872	38,315	**0.67%**
Mohave	200,186	200,099	200,417	203,072	203,592	204,000	**0.48%**
Yuma	195,751	196,160	200,431	205,174	209,323	212,012	**1.96%**
Arizona	6,392,017	6,401,569	6,438,178	6,498,569	6,581,054	6,667,241	**1.02%**

Sources: Census 2010 from *U.S. Census Bureau*. July 1 estimates from *Arizona State Demographer's Office*.

*Annualized growth rate from July 1, 2010 to July 1, 2014.

Cochise County is at the southeast corner of the state, directly east of Pima and Santa Cruz Counties. Major population centers are Sierra Vista, Douglas, Bisbee and Benson. There are nine unified school districts, ten elementary school districts, and one union high school district in Cochise County. Of these, Benson Unified District submitted a capital plan request this year.

Graham County, located in the southeastern part of the state, is one of the least populous counties in the state with an estimated population of 38,315 in 2014 (*Arizona State Demographer's Office*). There are four unified school districts and two elementary school districts in Graham County. Pima Unified District is on the current agenda for capital plan review.

Mohave County covers the northern half of western Arizona. This region borders California, Nevada and Utah. Between the two decennial censuses of 2000 and 2010, the population in the County experienced an annualized growth rate of 2.59%, moving the County ahead of Yuma County to 5th place in the state. However, it has been back to 6th place since 2011 according to population estimates published by *Arizona State Demographer's Office*. Currently, there are seven elementary school districts, five unified school districts and one union high school district in the County. Colorado City Unified District is the only district from the County on the current agenda for new construction.

Yuma County is located at the southwest corner of the state. Although its population grew substantially during 2000-2010, with an annualized growth rate of 2.04% (which is below the state level of 2.22%), the County was moved down to the sixth most populous county from the previous fifth place (*U.S. Census Bureau 2000 & 2010*). However, the County's population has since grown at a much faster pace than the state average, and has been back to the fifth most populous county (*Arizona State Demographer's Office*).

There are seven elementary school districts and two union high school districts. Four school districts from this area submitted capital plan requests this year for new construction: Gadsden Elementary, Somerton Elementary, Yuma Elementary and Yuma Union Districts.

ADM growth for the seven districts, four counties and the State is presented in the following table:

Table 2: ADM growth in seven districts, four counties and Arizona FY 2006-2016*

Fiscal Year	7-District 100-day ADM	7-District ADM Growth Rate	4-County 100-day ADM	4-County ADM Growth Rate	Arizona 100-day ADM	Arizona ADM Growth Rate
2006	28,772		79,363		896,306	
2007	29,322	1.9%	81,043	2.1%	916,547	2.3%
2008	29,680	1.2%	80,743	-0.4%	927,969	1.2%
2009	29,847	0.6%	80,231	-0.6%	922,289	-0.6%
2010	29,815	-0.1%	79,077	-1.4%	913,935	-0.9%
2011	29,632	-0.6%	78,083	-1.3%	898,780	-1.7%
2012	29,191	-1.5%	76,840	-1.6%	892,400	-0.7%
2013	28,948	-0.8%	75,940	-1.2%	889,659	-0.3%
2014	29,036	0.3%	73,187	-3.6%	856,903	-3.7%
2015	29,158	0.4%	73,087	-0.1%	857,281	0.0%
Annual Growth Rate 2006-15		0.1%		-0.9%		-0.5%
2016 Projection	29,188	0.1%				

Source: Arizona Department of Education LEA information website:
http://www.ade.az.gov/schoolfinance/forms/LEAQuery/InformationRequest.aspx

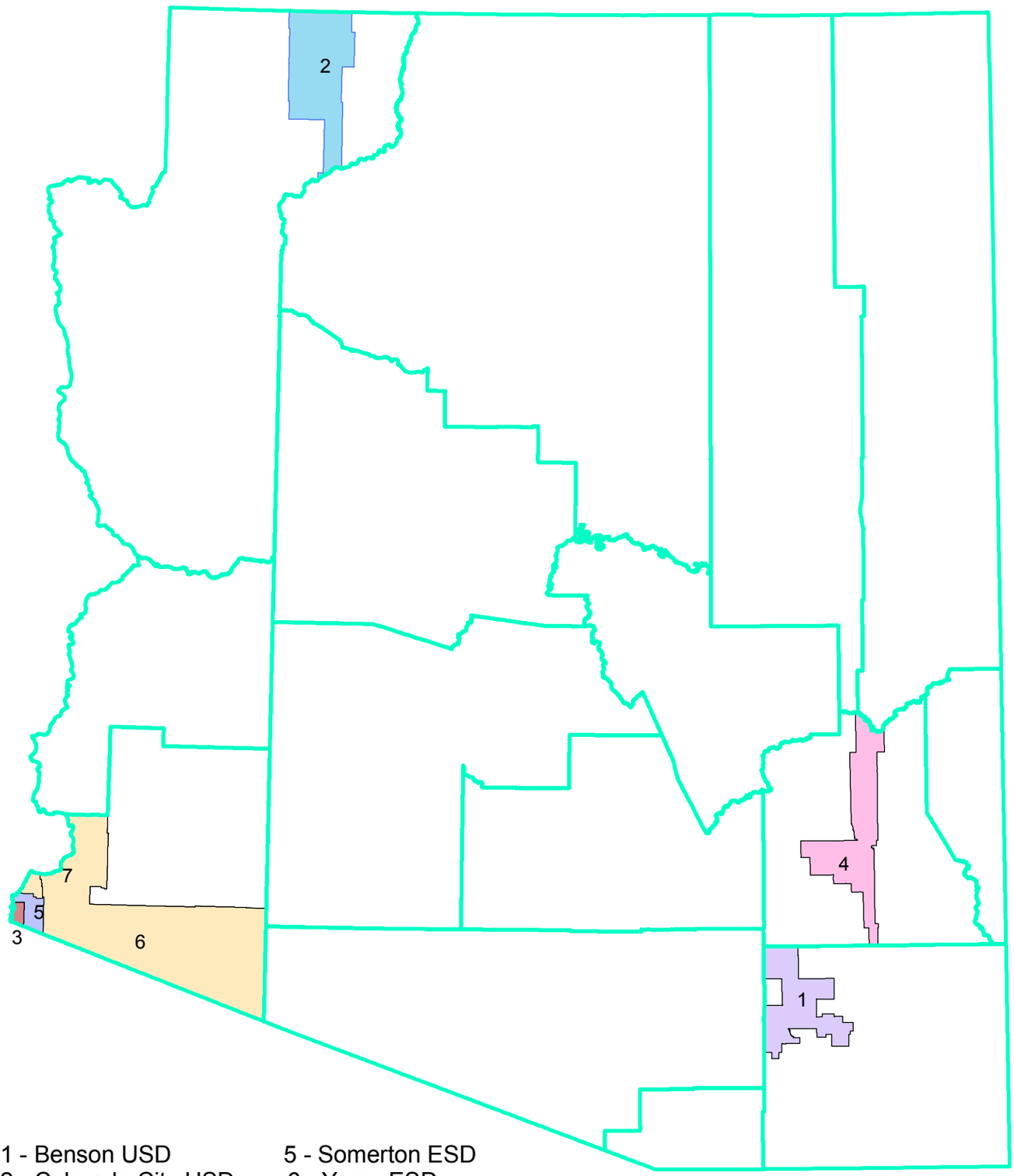
* Seven school districts: Benson Unified, Colorado City Unified, Gadsden Elementary, Pima Unified, Somerton Elementary, Yuma Elementary and Yuma Union Districts.
* Four counties: Cochise, Graham, Mohave and Yuma Counties.

In the summer of 2014, a major developer, El Dorado Holdings, Inc., purchased a large parcel of land in the City of Benson and is planning to have 28,000 housing units built in the next 20 years with 15%-25% being conventional family homes. This will change the growth outlook of Cochise County and bring consistent ADM growth in several school districts around the area, including Benson Unified, St. David Unified and Pomerene Elementary Districts. In much less populated Graham County, the scale of production and expansion in Morenci and Safford Mines will largely determine the ADM growth or decline in Pima Unified, Thatcher Unified and Safford Unified Districts. In Yuma County, more than 9,500 residential housing units were built during 2003-2007, resulting in a significant increase in Yuma Union's ADM even though many new housing units were for retirement communities. With the subsequent housing crash and slowing of the economy, the district's ADM growth rate has been mostly negative since FY 11 due to overall declines in the enrollment of its feeder school districts including those on the current agenda (Somerton Elementary, Gadsden Elementary and Yuma Elementary Districts). Somerton Elementary did not experience ADM growth from FY 09 to FY 13.

Gadsden Elementary, a bedroom community for those working in the Cities of Yuma and San Luis, experienced less dramatic effects of the housing boom and bust. Yuma Elementary, on the other hand, has experienced declining ADM since FY 2008. With the economy gradually recovering, major housing developments are likely to be built within the next few years in the eastern part of the City of Yuma. Together with on-going military projects in Yuma Proving Ground and the Marine Corps Air Station, Yuma County's population will continue to grow. In Colorado City Unified, it appears that most families in the area have been home schooling their children. The district's ADM growth will depend on the number of families sending their children to district schools.

Charter schools affect district ADM to varying degrees for the school districts on this agenda. In Benson Unified and Pima Unified Districts, two charter schools have kept steady enrollment. In Yuma County, however, competition from charter schools remains strong. According to a charter school attendance report by ADE, four charter schools in Yuma Elementary District enroll nearly 1,650 ADM at the K-8 level after adding another 138 ADM this year. In Gadsden Elementary District, a charter school which started in FY 10 with 98 ADM at the K-3 grade level has gradually become a full-fledged K-8 school with 520 ADM this year.

School Districts from Cochise, Graham, Mohave, and Yuma Counties
December 2, 2015 Board Meeting



1 - Benson USD
2 - Colorado City USD
3 - Gadsden ESD
4 - Pima USD
5 - Somerton ESD
6 - Yuma ESD
7 - Yuma UHSD

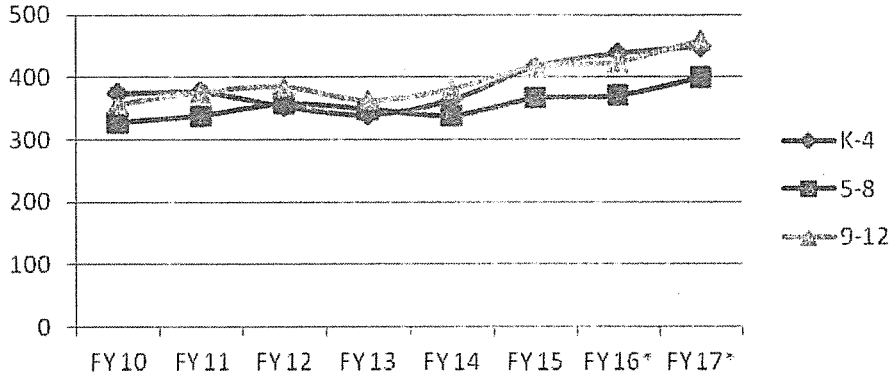
Benson Unified School District

District Overview

Benson Unified School District is located in the northwest corner of Cochise County, along Interstate 10. The District currently has one elementary school (K-4), one middle school (5-8), and one high school serving approximately 1,230 ADM.

District ADM History

Over the past five years, the District's ADM grew at an annual rate of 2.5%. It experienced a 4% decline in FY 13, but has since grown at an accelerated rate reaching 10.6% in FY 15.

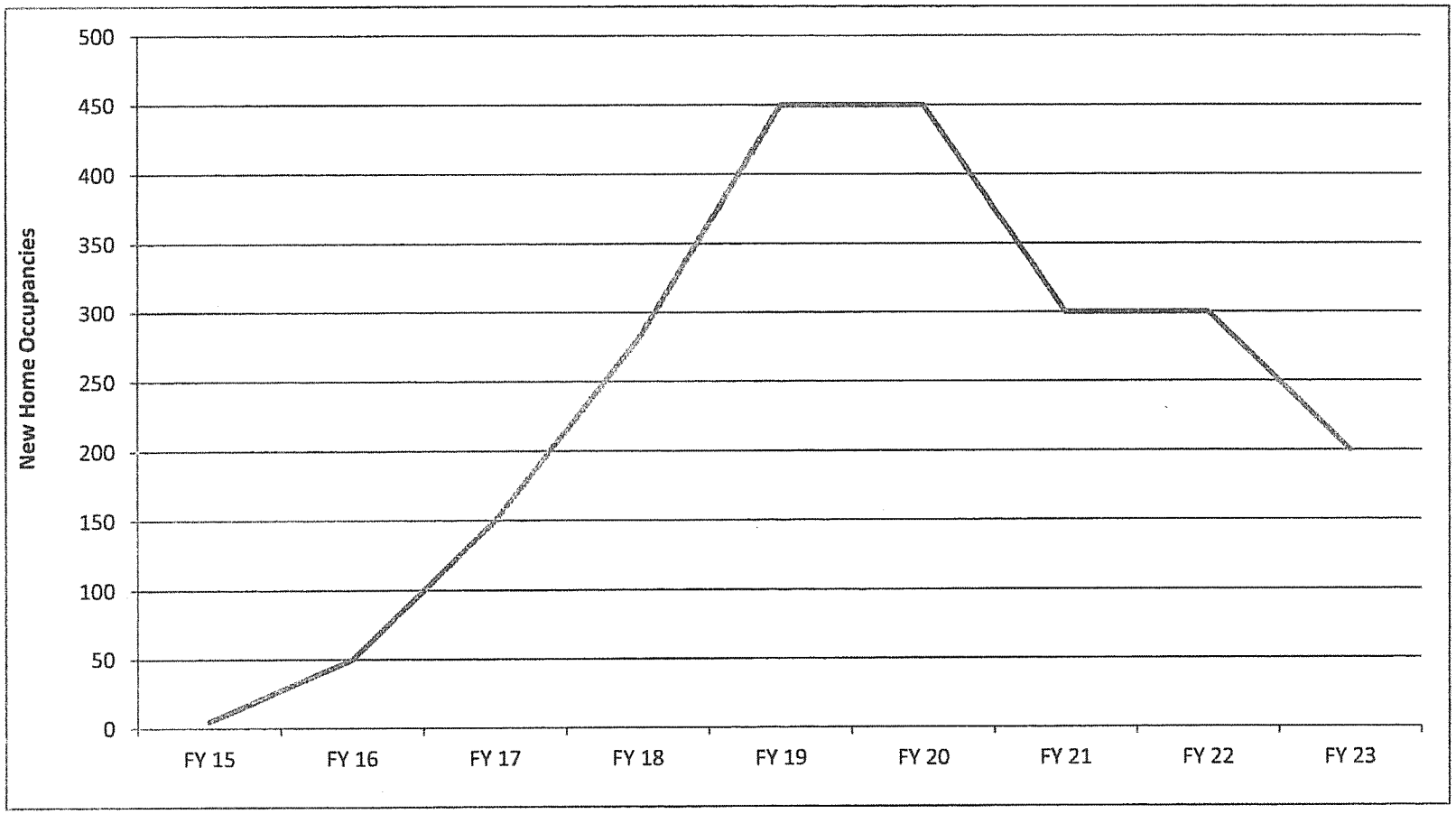


*FY 16 and FY 17: ADM projections
(Note: FY17 HS ADM includes that of a district-sponsored charter school)

District Outlook

Benson Unified is poised to undergo an ADM increase in all grade configurations this year (5.3%, 1.3% and 1.7% at the K-4, 5-8 and 9-12 level, respectively). The higher annual numbers of birth from 2007 to 2012 in the area will continue to translate into more growth at the elementary level, and later at the middle school and high school levels. A major developer, *El Dorado Holdings, Inc.*, purchased a large parcel of land in the summer of 2014, and is planning to build a city with 28,000 housing units during the next 20 years, 75-85% of which will be retirement communities and the rest conventional homes. The first homes are expected to be on the market in the summer of 2018. Although the majority of the Development is located inside the district boundary of St. David Unified, currently there is no direct road from the Development to St. David District's schools other than passing by Benson District's schools. Students from the Development during the first few years are therefore expected to attend Benson District's schools through open enrollment. Also, a few hundred conventional homes are planned to be built within the next three years in the Canyon area (approximately three miles away from Benson District schools) by the same developer. SFB staff projects significant growth for the district during the analysis timeframe with growth rates reaching 12-14% during the middle of the projection cycle, assuming the above-mentioned Development materializes on schedule.

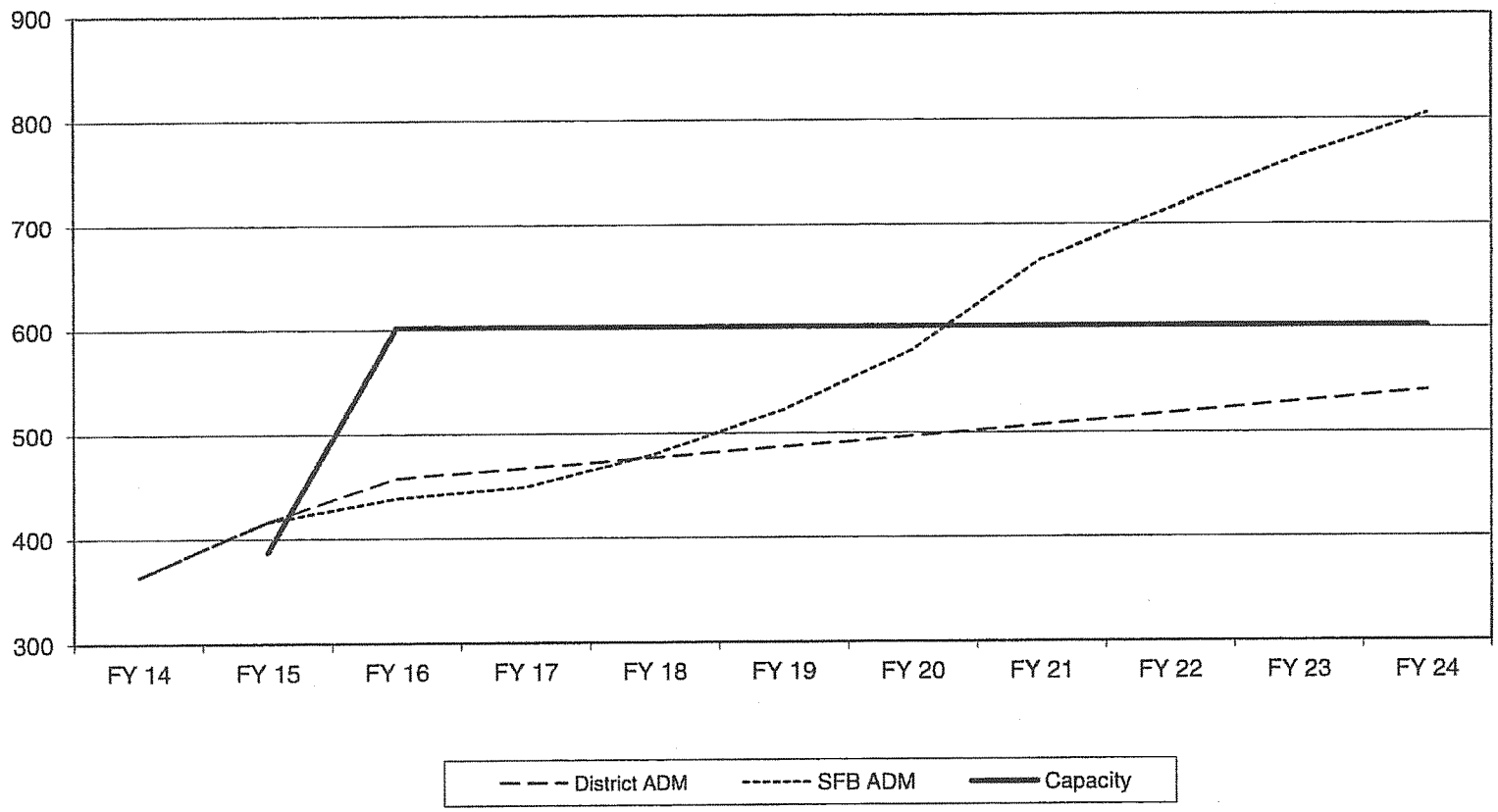
New Home Occupancies (1)
Benson Unified District



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

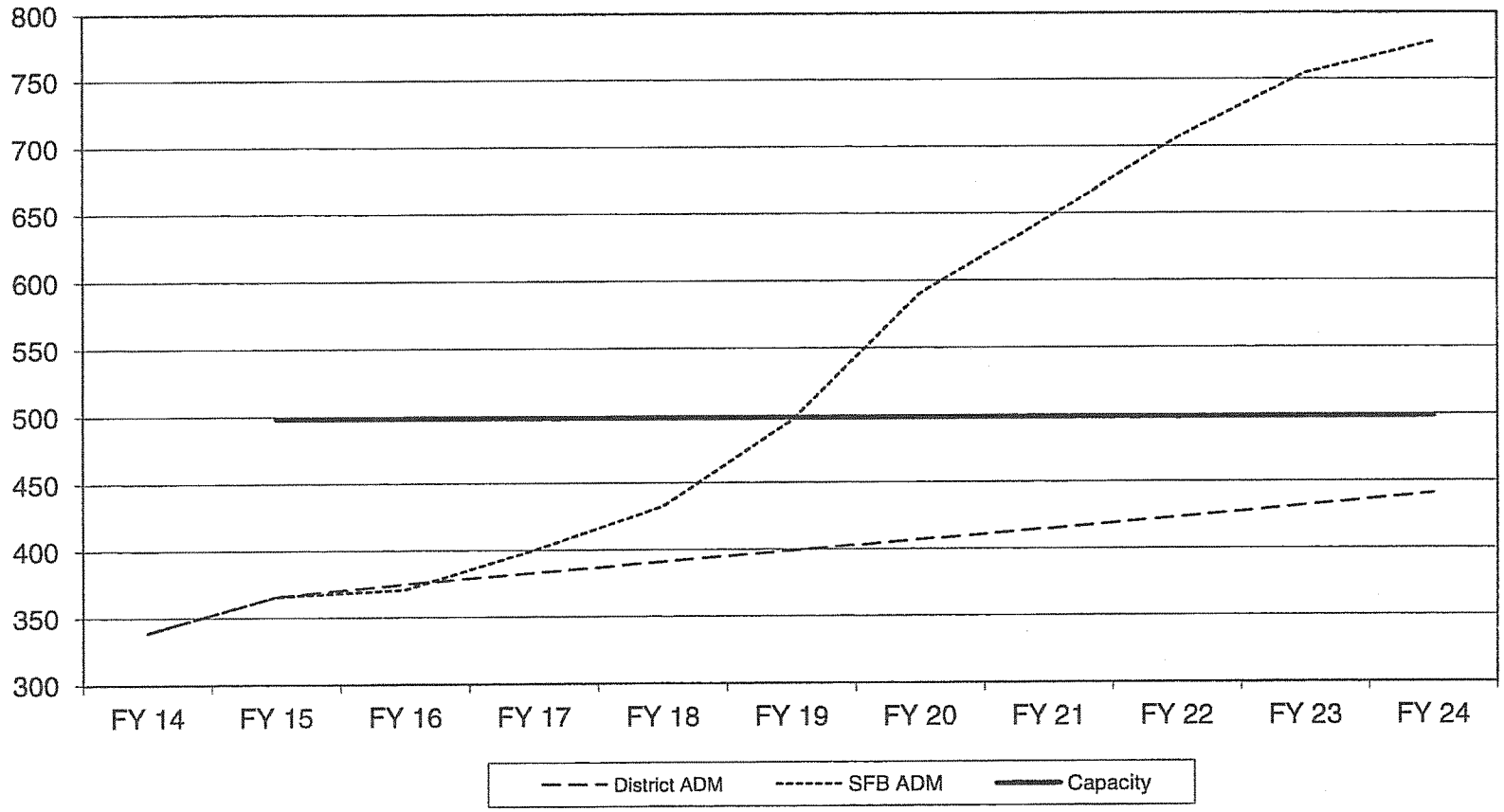
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	Total
5	50	150	280	450	450	300	300	200	2,185

K-4 Graph
Benson Unified District



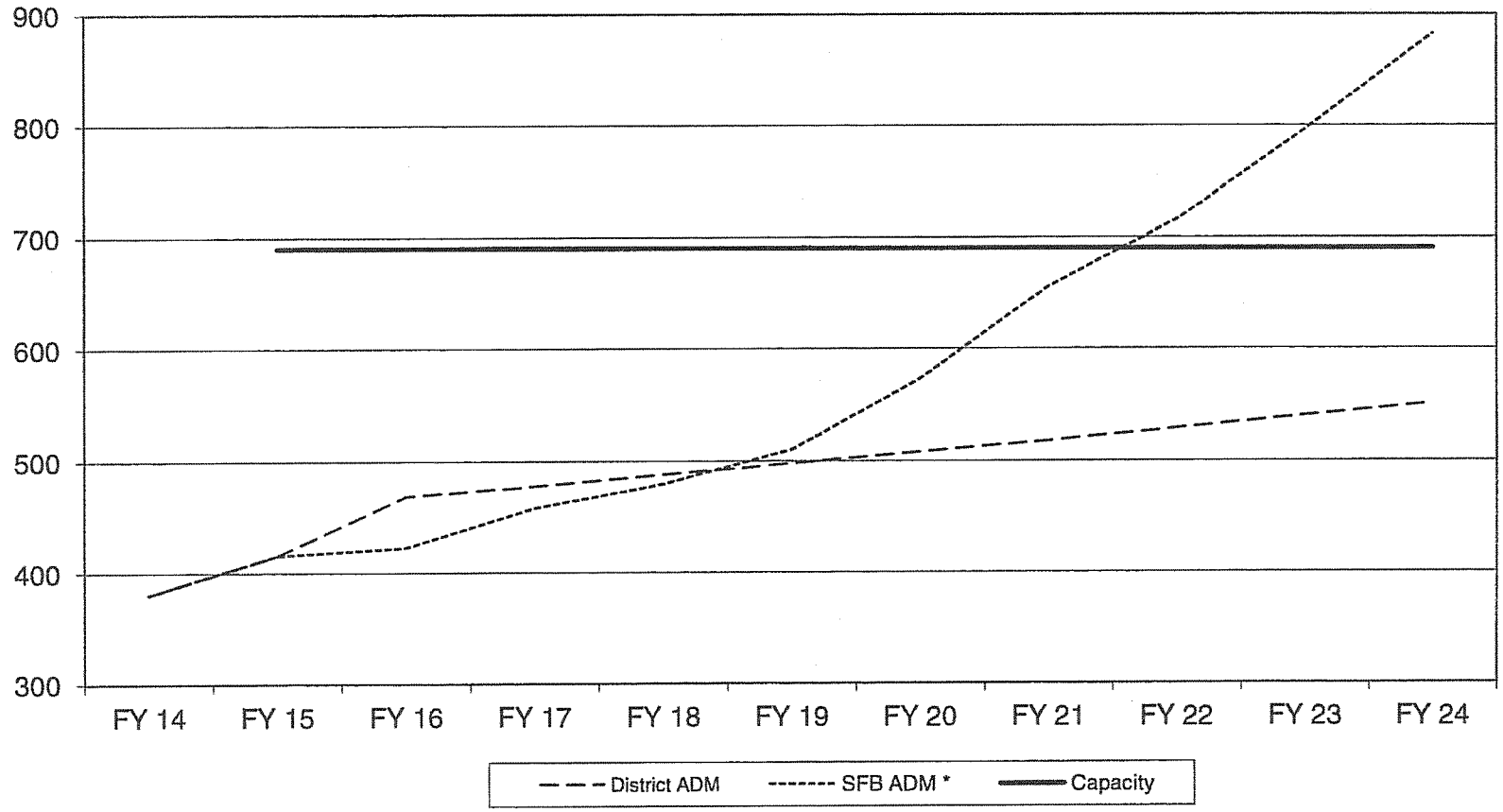
K-4	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	364	417	458	467	477	487	497	507	518	529	540
SFB ADM	364	417	438	449	480	522	580	666	716	764	805
Capacity		387	602	602	602	602	602	602	602	602	602

5-8 Graph
Benson Unified District



5-8	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	339	366	375	383	391	399	407	415	423	432	441
SFB ADM	339	366	371	400	432	496	590	647	706	754	778
Capacity		498	498	498	498	498	498	498	498	498	498

9-12 Graph
Benson Unified District



9-12	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	381	416	469	478	488	498	508	518	529	540	551
SFB ADM *	381	416	423	458	480	510	573	655	716	796	883
Capacity		690	690	690	690	690	690	690	690	690	690

* For FY 17 onward, the ADM projection includes that of San Pedro Valley High School, currently the district's sponsored charter school.

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Benson Unified District
CTD – 020209
(K-4)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
					K-4 for 280 students (Conceptual)		

Staff Notes Regarding District's Request: This project was conceptually approved last year to be approved in FY 21. The district does not have any land in inventory for future school sites.

Staff Recommendation for December 2, 2015

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
					K-4 for 280 students (002) (Conceptual)		

*** The actual capacity of a 280-student K-4 school would be 315 students.**

Note: NO FUNDING IS COMMITTED TO CONCEPTUALLY-APPROVED PROJECTS. ALL CONCEPTUAL PROJECTS SUBJECT TO CHANGE. Each of these projects will be reviewed again in the next Capital Plan cycle, and has the potential to be pushed back, eliminated, or modified.

New Construction Analysis
Benson Unified District
K - 4

K-4	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	387	387	387	387	387	387	387	387	387	387
SFB-approved 001N (1)	-	215	215	215	215	215	215	215	215	215
Total Student Capacity	**387**	**602**	**602**	**602**	**602**	**602**	**602**	**602**	**602**	**602**
District's ADM Projections	**417**	**458**	**467**	**477**	**487**	**497**	**507**	**518**	**529**	**540**
ADM Growth Rate	14.5%	9.9%	2.0%	2.1%	2.1%	2.1%	2.0%	2.2%	2.1%	2.1%
Number of Students for which new space is required (2)		-	-	-	-	-	-	-	-	-
SFB Recommended ADM Projections	**417**	**438**	**449**	**480**	**522**	**580**	**666**	**716**	**764**	**805**
ADM Growth Rate	14.5%	5.3%	2.4%	6.9%	8.7%	11.0%	14.9%	7.4%	6.8%	5.3%
Number of Students for which new space is required (2)		-	-	-	-	-	64	114	162	203

(1) See Square Footage and Capacity by School page.
(2) Difference between ADM projections and Total Student Capacity.

DECEMBER 2, 2015 STAFF RECOMMENDATION

The staff recommendation is to conceptually approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Approval FY
002N - New school	K-4	203	90	18,264	228	FY 21

ADM Projections
Benson Unified District

11/20/2015

District Provided ADM Forecast		FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
From last year	K - 4	364	417	458	467	477	487	497	507	518	529	540
	% change		14.5%	9.9%	2.0%	2.1%	2.1%	2.1%	2.0%	2.2%	2.1%	2.1%
	5 - 8	339	366	375	383	391	399	407	415	423	432	441
	% change		8.0%	2.5%	2.1%	2.1%	2.0%	2.0%	2.0%	1.9%	2.1%	2.1%
	9 - 12	381	416	469	478	488	498	508	518	529	540	551
	% change		9.3%	12.8%	1.9%	2.1%	2.0%	2.0%	2.0%	2.1%	2.1%	2.0%
	Total	1,083	1,198	1,302	1,328	1,356	1,384	1,412	1,440	1,470	1,501	1,532
	% change		10.6%	8.6%	2.0%	2.1%	2.1%	2.0%	2.0%	2.1%	2.1%	2.1%

SFB ADM Forecast		FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
	K - 4	364	417	438	449	480	522	580	666	716	764	805
	% change		14.5%	5.3%	2.4%	6.9%	8.7%	11.0%	14.9%	7.4%	6.8%	5.3%
	5 - 8	339	366	371	400	432	496	590	647	706	754	778
	% change		8.0%	1.3%	7.8%	8.1%	14.8%	19.0%	9.5%	9.2%	6.9%	3.2%
	9 - 12	381	416	423	458	480	510	573	655	716	796	883
	% change		9.3%	1.7%	8.4%	4.6%	6.4%	12.3%	14.3%	9.2%	11.2%	10.9%
	Total	1,083	1,198	1,232	1,307	1,392	1,529	1,743	1,968	2,137	2,314	2,466
	% change		10.6%	2.8%	6.1%	6.5%	9.8%	14.1%	12.9%	8.6%	8.3%	6.5%

Assumptions: FY 14 and FY 15 are actual based on information received from ADE. FY 16 through FY 24 based on cohort survival and residential development. For FY 17 onward, the 9-12 ADM projection includes that of San Pedro Valley High School, currently the district's sponsored charter school.

SFB ADM Forecast - Last Year		FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
	K - 4	364	409	422	428	469	509	578	652	765	882	1,006
	% change		12.6%	3.2%	1.3%	9.6%	8.6%	13.6%	12.8%	17.3%	15.3%	14.1%
	5 - 8	339	370	370	389	431	524	598	665	780	873	988
	% change		9.1%	0.0%	5.1%	11.0%	21.5%	14.1%	11.3%	17.2%	12.0%	13.1%
	9 - 12	381	415	439	455	500	554	623	721	854	1,026	1,158
	% change		9.1%	5.7%	3.6%	10.0%	10.9%	12.5%	15.6%	18.5%	20.1%	12.9%
	Total	1,083	1,194	1,231	1,271	1,400	1,587	1,799	2,039	2,399	2,781	3,152
	% change		10.2%	3.1%	3.2%	10.2%	13.4%	13.4%	13.3%	17.7%	15.9%	13.3%

ADM History
Benson Unified District

	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	5-Year Average
K - 4	374	376	354	340	364	417	
% change		0.6%	-5.9%	-3.9%	6.9%	14.5%	2.2%
5 - 8	328	339	358	349	339	366	
% change		3.4%	5.5%	-2.3%	-2.9%	8.0%	2.2%
9 - 12	356	376	384	362	381	416	
% change		5.6%	2.2%	-5.6%	5.0%	9.3%	3.2%
Total	1,058	1,091	1,096	1,052	1,083	1,198	
% change		3.1%	0.4%	-4.0%	3.0%	10.6%	2.5%

Square Footage and Capacity by School
Benson Unified District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Benson Primary School	32,871	0	32,871	0	32,871	85	387
High School 1025 non-replacement (K-4) (2)	2,639	2,639	0	NA	0	80	0
SFB-approved 001N	17,190	0	17,190	NA	17,190	80	215
Total K-4	**52,700**	**2,639**	**50,061**	**0**	**50,061**		**602**
Benson Middle School	45,216	0	45,216	0	45,216	92.5	489
High School 1025 replacement portion	960	0	960	96	864	92.5	9
High School 1025 non-replacement (5-8) (2)	2,346	2,346	0	NA	0	82.0	0
Total 5-8	**48,522**	**2,346**	**46,176**	**96**	**46,080**		**498**
Benson High School 1001-1022	99,492	12,555	86,937	0	86,937	127	685
Benson High School 1023	1,681	1,681	0	NA	0	120	0
High School 1024 replacement portion	677	0	677	68	609	129.5	5
High School 1024 non-replacement	4,615	4,615	0	NA	0	120	0
High School 1025 non-replacement (9-12) (2)	2,346	2,346	0	NA	0	120	0
Benson High School 1026	1,350	1,350	0	NA	0	120	0
Total 9-12	**110,161**	**22,547**	**87,614**	**68**	**87,546**		**690**

(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) Pro-rated equally among grades K-12.

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

Local Funds Report
Benson Unified District

11/20/2015

K-4 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Non-replacement portion of High School bldg 1025 (K-4)	2,639									
Cumulative Total	2,639	2,639	2,639	2,639	2,639	2,639	2,639	2,639	2,639	2,639
ADM Projections	417	438	449	480	522	580	666	716	764	805
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	8,332	8,770	8,983	9,605	10,444	11,596	13,324	14,312	15,281	16,099
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

5-8 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Non-replacement portion of High School bldg 1025 (5-8)	2,346									
Cumulative Total	2,346	2,346	2,346	2,346	2,346	2,346	2,346	2,346	2,346	2,346
ADM Projections	366	371	400	432	496	590	647	706	754	778
x Minimum adequacy factor	82	82	82	82	82	82	82	82	82	82
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	7,503	7,601	8,197	8,864	10,172	12,105	13,257	14,475	15,467	15,958
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

Local Funds Report
Benson Unified District

11/20/2015

9-12 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
High School bldgs. 1023	1,681									
Non-replacement portion of High School bldg 1024	4,615									
Non-replacement portion of High School bldg 1025 (9-12)	2,346									
Cumulative Total	8,642	8,642	8,642	8,642	8,642	8,642	8,642	8,642	8,642	8,642
ADM Projections	416	423	458	480	510	573	655	716	796	883
x Minimum adequacy factor	120	120	120	120	120	120	120	120	120	120
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	12,475	12,690	13,750	14,386	15,306	17,193	19,658	21,466	23,878	26,475
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.

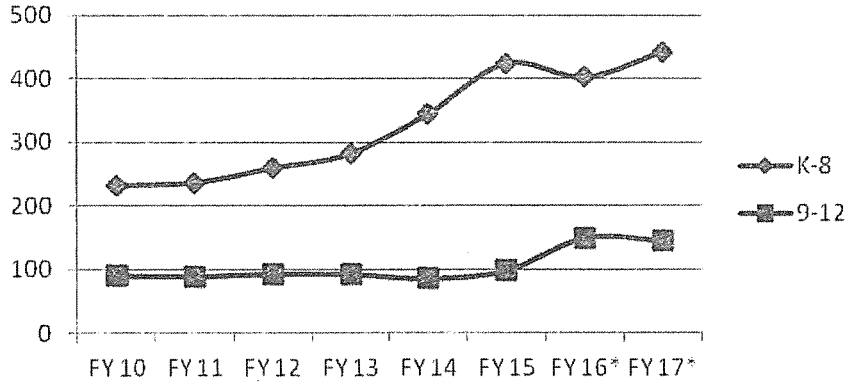
Colorado City Unified School District

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 two buildings purchased and renovated by the District two years ago to accommodate its growing population. The District currently serves approximately 550 K-12 ADM.

District ADM History

Over the past five years, the District's ADM grew at an annualized rate of 10.1%. Most of the growth took place during FY 14 and FY 15 with growth rates reaching 15.1% and 21.3%, respectively.

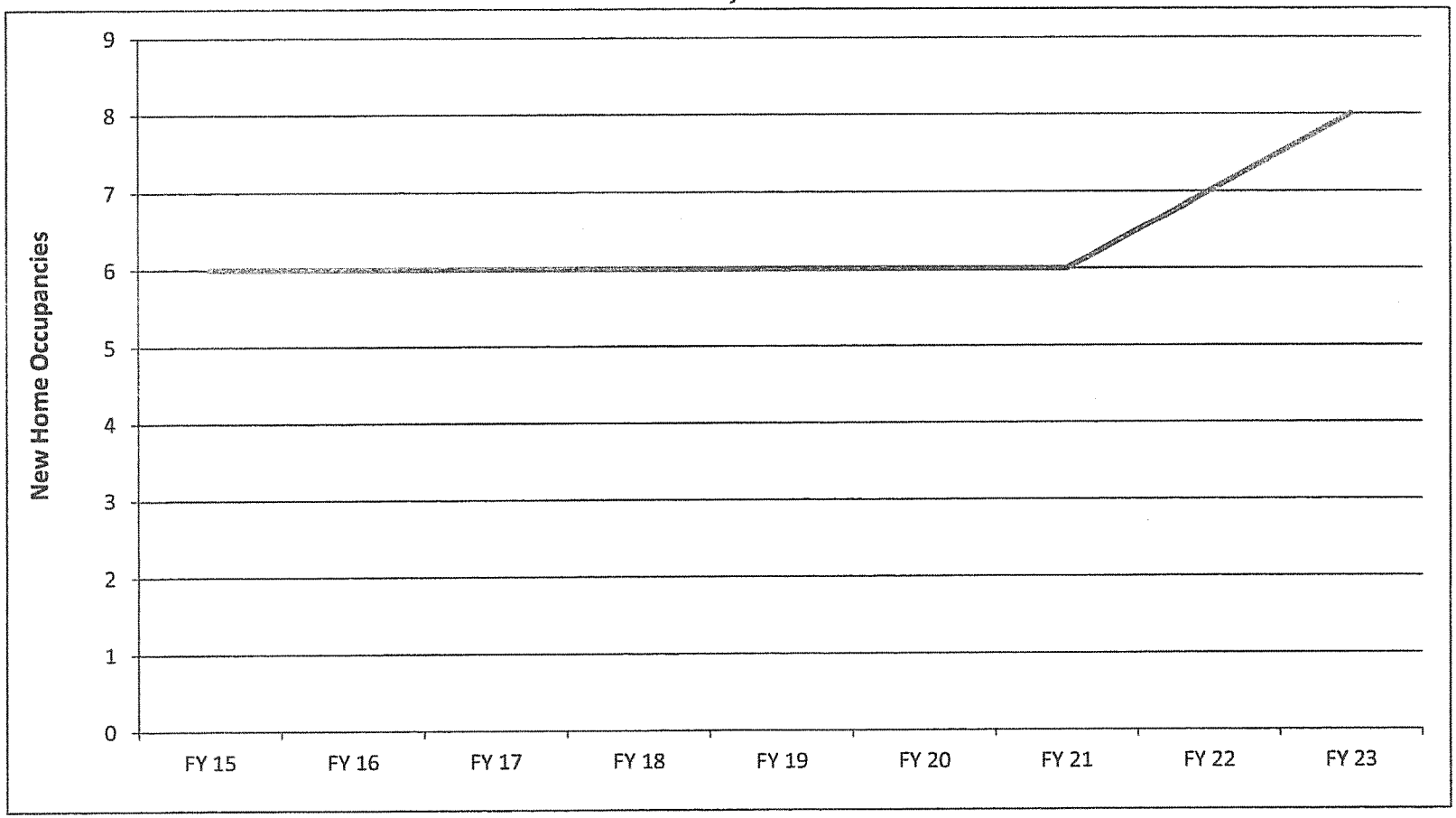


*FY 16 and FY 17: ADM projections

District Outlook

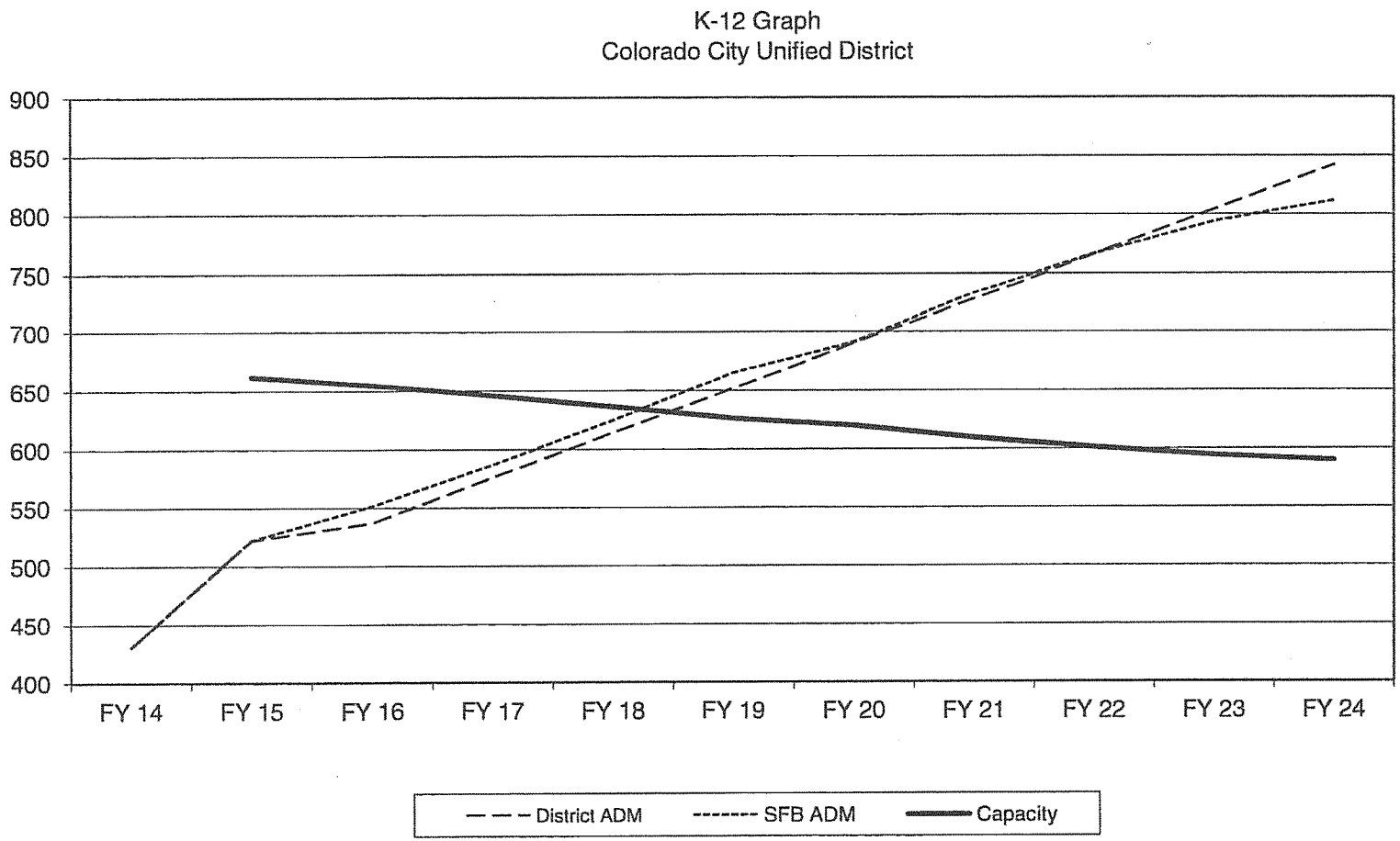
In the past few years, some of the previously homeschooled students have been coming back to the District's schools, contributing to the accelerated growth in the District's ADM. This year, it has slowed down to 5.6%, indicating that the trend continues at a slower pace. SFB staff projects that ADM growth rates within a range of 4.5 - 6.5% will be the norm for most years in the projection cycle.

New Home Occupancies (1)
Colorado City Unified District



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

FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	Total
6	6	6	6	6	6	6	7	8	57



K-12	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	431	522	537	576	614	652	690	728	766	804	842
SFB ADM	431	522	551	587	625	665	691	734	766	794	812
Capacity		662	655	646	637	626	620	609	601	594	590

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Colorado City Unified District
CTD – 080214
(K-12)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
		K-12 for 149 students (002N) (Conceptual)					

Staff Notes Regarding District's Request: This project was conceptually approved last year to be approved in FY 18. The district owns a site for this project.

Staff Recommendation for December 2, 2015

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
			K-12 for 149 students (002N) (Conceptual)				

*** The actual capacity of a 149-student K-12 school would be 166 students.**

Note: NO FUNDING IS COMMITTED TO CONCEPTUALLY-APPROVED PROJECTS. ALL CONCEPTUAL PROJECTS SUBJECT TO CHANGE. Each of these projects will be reviewed again in the next Capital Plan cycle, and has the potential to be pushed back, eliminated, or modified.

New Construction Analysis
Colorado City Unified District
K - 12

K-12	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	526	526	526	526	526	526	526	526	526	526
District-funded Capacity (2)	136	129	120	111	100	94	83	75	68	64
Total Student Capacity	**662**	**655**	**646**	**637**	**626**	**620**	**609**	**601**	**594**	**590**
District's ADM Projections	**522**	**537**	**576**	**614**	**652**	**690**	**728**	**766**	**804**	**842**
ADM Growth Rate	21.3%	2.8%	7.3%	6.6%	6.2%	5.8%	5.5%	5.2%	5.0%	4.7%
Number of Students for which new space is required (3)		-	-	-	26	70	119	165	210	252
SFB Recommended ADM Projections	**522**	**551**	**587**	**625**	**665**	**691**	**734**	**766**	**794**	**812**
ADM Growth Rate	21.3%	5.6%	6.4%	6.5%	6.5%	3.8%	6.2%	4.5%	3.6%	2.2%
Number of Students for which new space is required (3)		-	-	-	39	71	124	165	200	222

(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 2, 2015 STAFF RECOMMENDATION

The staff recommendation is to conceptually approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Approval FY
002N - New school	K-12	149	105.68	15,746	166	FY 19

ADM Projections
Colorado City Unified District

11/20/2015

District Provided ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K-12	431	522	537	576	614	652	690	728	766	804	842
% change		21.3%	2.8%	7.3%	6.6%	6.2%	5.8%	5.5%	5.2%	5.0%	4.7%

SFB ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 12	431	522	551	587	625	665	691	734	766	794	812
% change		21.3%	5.6%	6.4%	6.5%	6.5%	3.8%	6.2%	4.5%	3.6%	2.2%

Assumptions: FY 14 and FY 15 are actual based on information received from ADE. FY 16 through FY 24 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 12	431	534	579	627	674	720	758	795	841	892	936
% change		23.9%	8.6%	8.1%	7.6%	6.8%	5.3%	4.8%	5.8%	6.0%	4.9%

ADM History
Colorado City Unified District

	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	5-Year Average
K - 12	322	325	352	374	431	522	
% change		0.8%	8.3%	6.3%	15.1%	21.3%	10.1%

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
Colorado City Elementary School (2)	41,125	28,189	12,936	NA	12,936	95	136
Colorado City Jr High School	-	-	-	-	-	NA	0
Colorado City High School	127,470	68,084	59,386	5,939	53,447	101.6	526
Total P-12	**168,595**	**96,273**	**72,322**	**5,939**	**66,383**		**662**

(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

11/20/2015

K-12 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Colorado City Elementary bldg. 1001	15,784									
Colorado City Elementary bldg. 1003	6,502									
Colorado City 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	522	551	587	625	665	691	734	766	794	812
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	12,405	13,095	13,935	14,839	15,799	16,406	17,421	18,198	18,854	19,276
Square Footage to be built in excess of 25% threshold (1)	12,936	12,246	11,406	10,502	9,542	8,935	7,920	7,143	6,487	6,065
Capacity of excess square footage	136	129	120	111	100	94	83	75	68	64

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

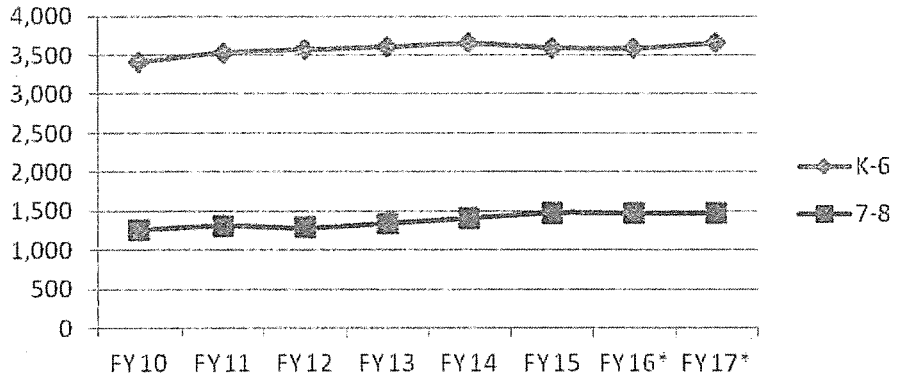
Gadsden Elementary School District

District Overview

Gadsden Elementary School District is 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 six elementary schools (K-6), one core elementary school (K-6), and two middle schools (7-8), serving approximately 5,050 ADM.

District ADM History

Over the past five years, the District's ADM grew at an annualized rate of 1.6%. Growth was quite stable over the period, never reaching 4.0% and never in negative territory either.

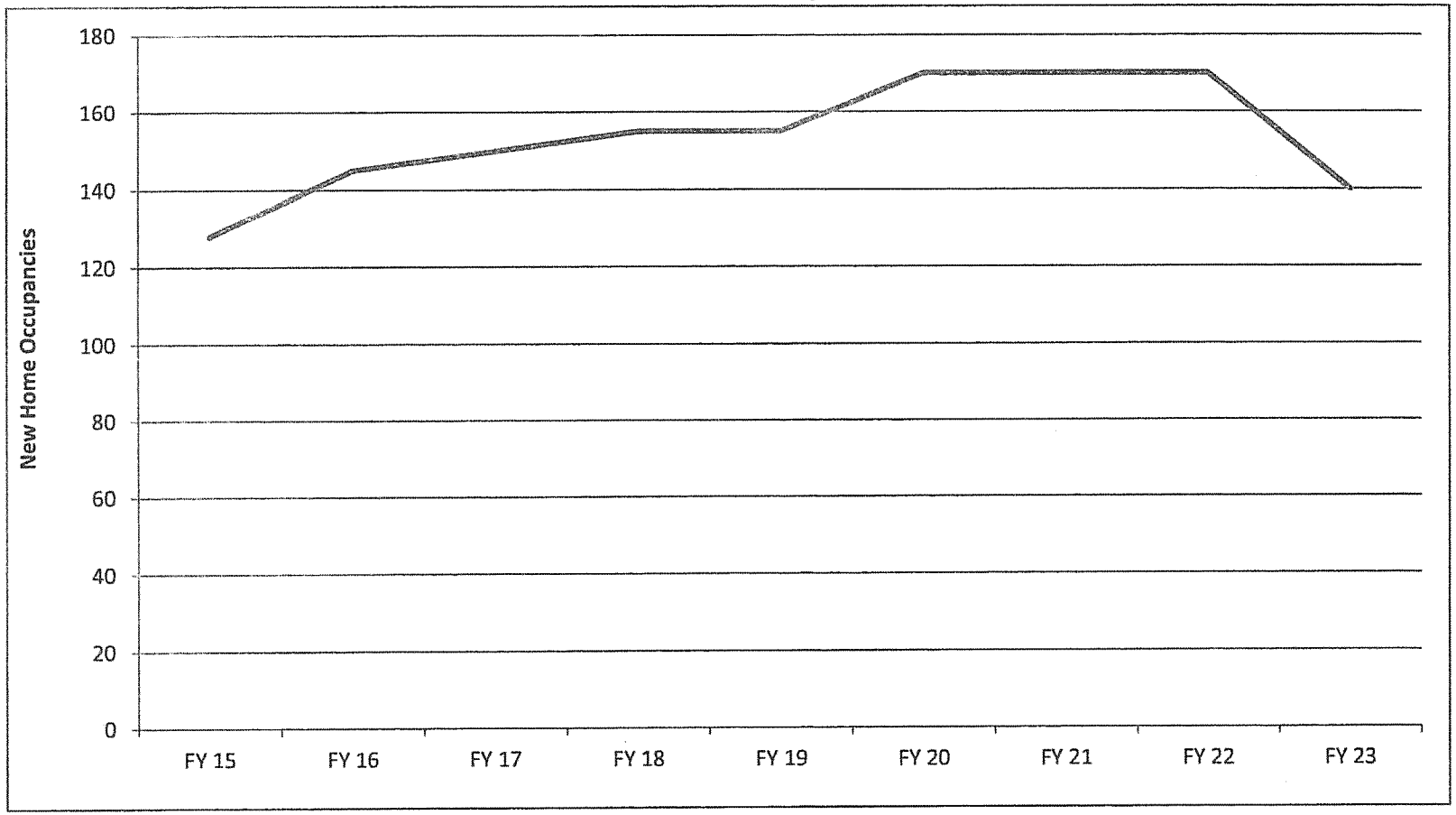


*FY 16 and FY 17: ADM projections

District Outlook

A predominantly Hispanic/Latino community, the District serves as a bedroom community for those working in the cities of San Luis and Yuma. Over the last decade, the District's ADM never declined, even during the years of the housing bust that affected most parts of the State. However, the District's ADM is forecasted to decrease by 0.2% this year. A charter school in the area that opened in FY 10 serving grades K-3 has since progressed to accommodate all K-8 grade levels according to a charter school attendance report by ADE. Barring unforeseen conditions, SFB staff projects that the ADM will grow within a narrow band of 1.0 - 2.5% per annum during the current projection cycle.

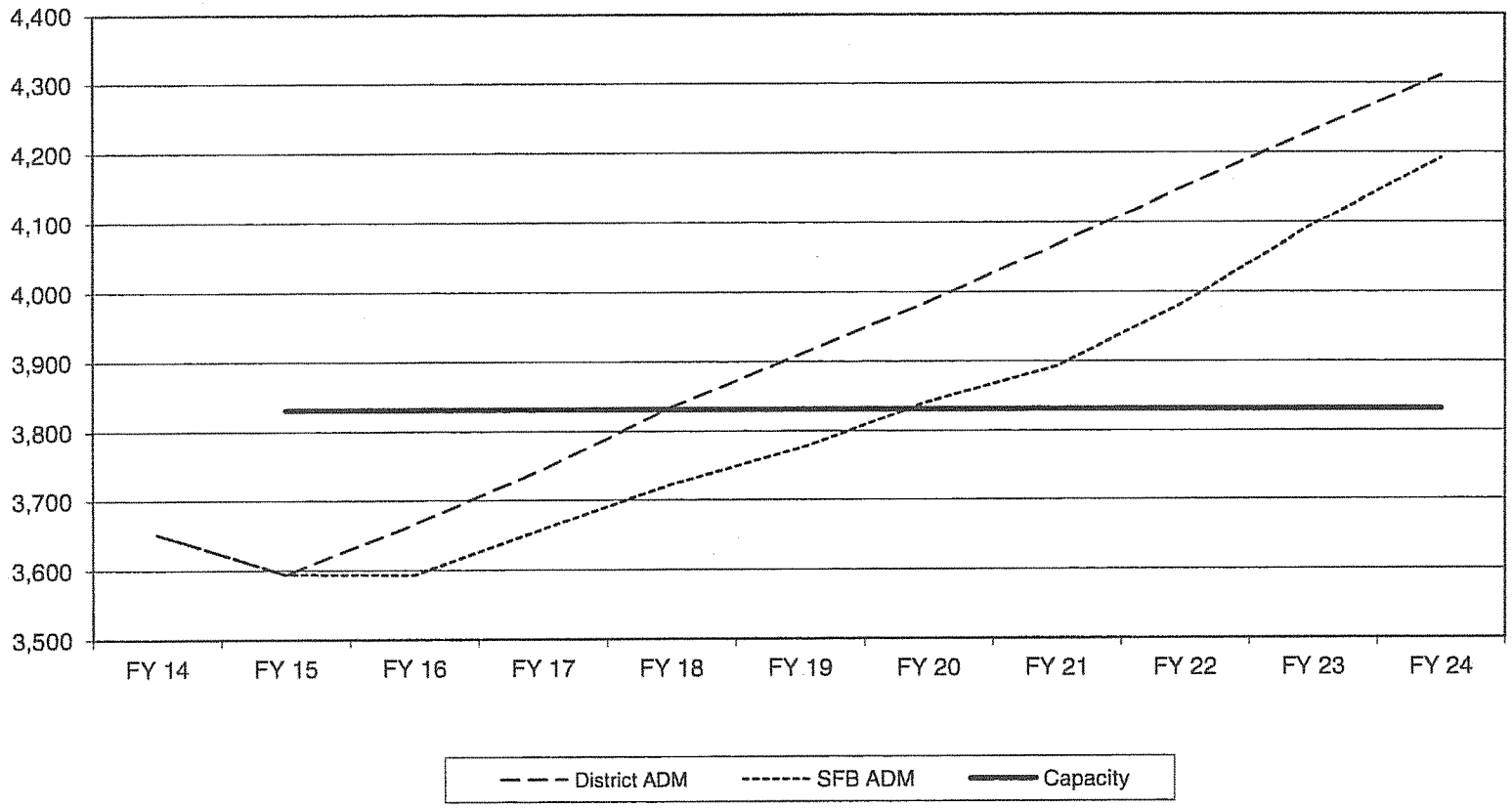
New Home Occupancies (1)
Gadsden Elementary District



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

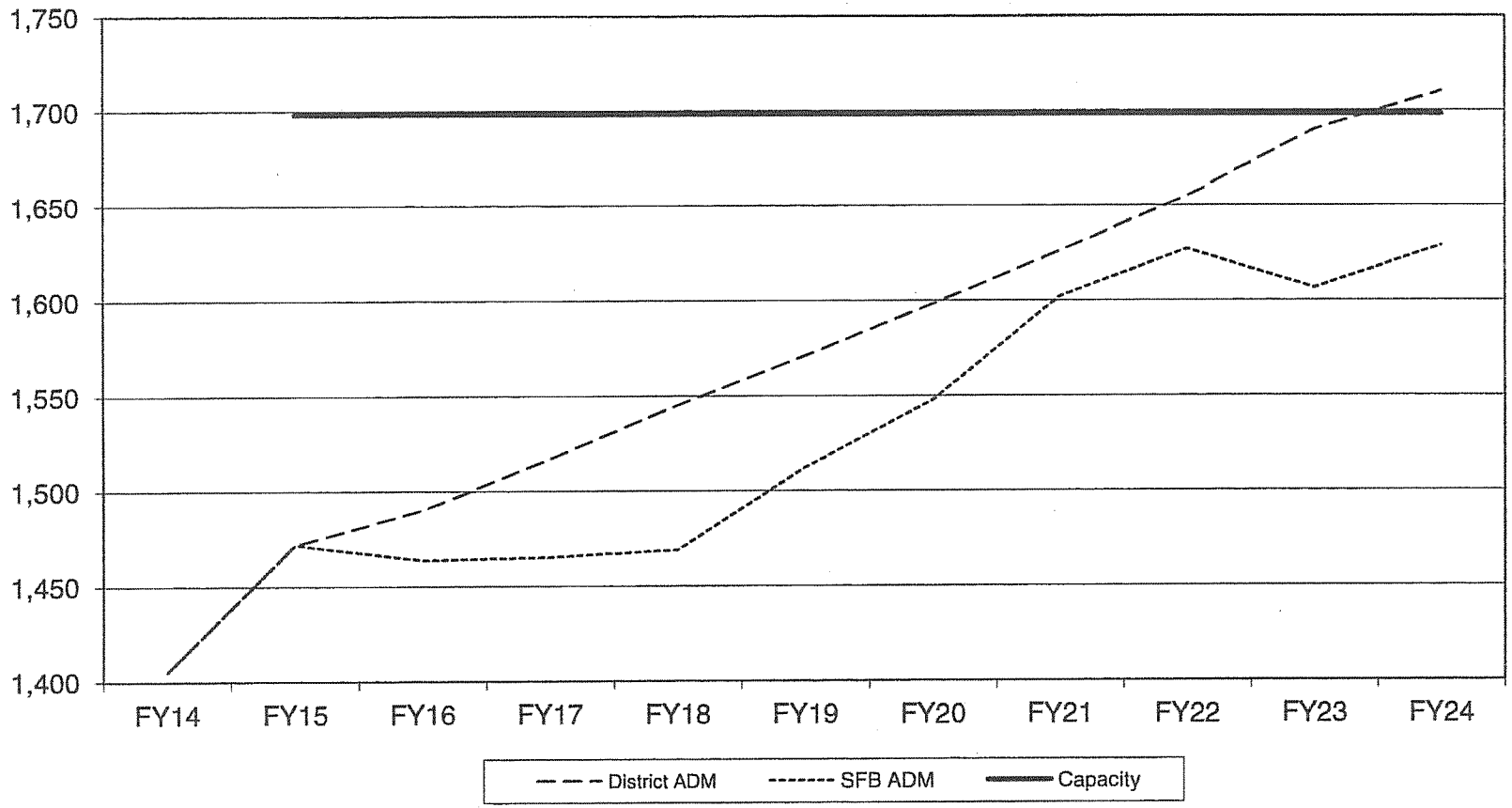
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	Total
128	145	150	155	155	170	170	170	140	1,383

K-6 Graph
Gadsden Elementary District



K-6	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	3,652	3,594	3,666	3,745	3,835	3,910	3,986	4,068	4,151	4,231	4,311
SFB ADM	3,652	3,594	3,593	3,659	3,723	3,775	3,842	3,893	3,985	4,097	4,191
Capacity		3,831	3,831	3,831	3,831	3,831	3,831	3,831	3,831	3,831	3,831

7-8 Graph
Gadsden Elementary District



7-8	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24
District ADM	1,405	1,472	1,490	1,517	1,545	1,571	1,598	1,626	1,655	1,690	1,710
SFB ADM	1,405	1,472	1,464	1,465	1,469	1,512	1,548	1,602	1,627	1,607	1,629
Capacity		1,698	1,698	1,698	1,698	1,698	1,698	1,698	1,698	1,698	1,698

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Gadsden Elementary District
CTD – 140432
(K-6)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
		Buildout of Ed Pastor (008N) (Conceptual)				Additional space at Rio Colorado Elementary School for 638 students (009N) (Conceptual)	

Staff Notes Regarding District's Request: Projects 008N and 009N were conceptually-approved last year to be approved in FY 18 and FY 22, respectively. The district owns land for the buildout project.

Staff Recommendation for December 2, 2015

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
				Buildout of Ed Pastor (008N) (Conceptual)			Additional space at Rio Colorado Elementary School for 638 students (009N) (Conceptual)

Note: NO FUNDING IS COMMITTED TO CONCEPTUALLY-APPROVED PROJECTS. ALL CONCEPTUAL PROJECTS SUBJECT TO CHANGE. Each of these projects will be reviewed again in the next Capital Plan cycle, and has the potential to be pushed back, eliminated, or modified.

New Construction Analysis
Gadsden Elementary District
K - 6

K-6	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	3,831	3,831	3,831	3,831	3,831	3,831	3,831	3,831	3,831	3,831
Total Student Capacity	**3,831**	**3,831**	**3,831**	**3,831**	**3,831**	**3,831**	**3,831**	**3,831**	**3,831**	**3,831**
District's ADM Projections	**3,594**	**3,666**	**3,745**	**3,835**	**3,910**	**3,986**	**4,068**	**4,151**	**4,231**	**4,311**
ADM Growth Rate	-1.6%	2.0%	2.2%	2.4%	2.0%	1.9%	2.1%	2.0%	1.9%	1.9%
Number of Students for which new space is required (2)		-	-	4	79	155	237	320	400	480
SFB Recommended ADM Projections	**3,594**	**3,593**	**3,659**	**3,723**	**3,775**	**3,842**	**3,893**	**3,985**	**4,097**	**4,191**
ADM Growth Rate	-1.6%	0.0%	1.8%	1.7%	1.4%	1.8%	1.3%	2.4%	2.8%	2.3%
Number of Students for which new space is required (2)		-	-	-	-	11	61	153	265	360

(1) See Square Footage and Capacity by School page.
(2) Difference between ADM projections and Total Student Capacity.

DECEMBER 2, 2015 STAFF RECOMMENDATION

The staff recommendation is to conceptually approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Approval FY
008N - Buildout of Ed Pastor	K-6	228	90	20,475	256	FY 20
009N - Additional space at Rio Colorado	K-6	638	90	57,420	718	FY 23

ADM Projections
Gadsden Elementary District

11/20/2015

District Provided ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 6	3,652	3,594	3,666	3,745	3,835	3,910	3,986	4,068	4,151	4,231	4,311
% change		-1.6%	2.0%	2.2%	2.4%	2.0%	1.9%	2.1%	2.0%	1.9%	1.9%
7 - 8	1,405	1,472	1,490	1,517	1,545	1,571	1,598	1,626	1,655	1,690	1,710
% change		4.7%	1.2%	1.8%	1.8%	1.7%	1.7%	1.8%	1.8%	2.1%	1.2%
Total	5,057	5,066	5,156	5,262	5,380	5,481	5,584	5,694	5,806	5,921	6,021
% change		0.2%	1.8%	2.1%	2.2%	1.9%	1.9%	2.0%	2.0%	2.0%	1.7%

SFB ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 6	3,652	3,594	3,593	3,659	3,723	3,775	3,842	3,893	3,985	4,097	4,191
% change		-1.6%	0.0%	1.8%	1.7%	1.4%	1.8%	1.3%	2.4%	2.8%	2.3%
7 - 8	1,405	1,472	1,464	1,465	1,469	1,512	1,548	1,602	1,627	1,607	1,629
% change		4.7%	-0.5%	0.1%	0.3%	3.0%	2.3%	3.5%	1.5%	-1.3%	1.4%
Total	5,057	5,066	5,057	5,124	5,191	5,287	5,390	5,495	5,612	5,703	5,820
% change		0.2%	-0.2%	1.3%	1.3%	1.8%	1.9%	2.0%	2.1%	1.6%	2.0%

Assumptions: FY 14 and FY 15 are actual based on information received from ADE. FY 16 through FY 24 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 6	3,652	3,626	3,672	3,746	3,833	3,898	3,967	4,055	4,171	4,308	4,430
% change		-0.7%	1.3%	2.0%	2.3%	1.7%	1.8%	2.2%	2.9%	3.3%	2.8%
7 - 8	1,405	1,476	1,497	1,498	1,491	1,533	1,601	1,644	1,658	1,663	1,693
% change		5.1%	1.4%	0.1%	-0.4%	2.8%	4.4%	2.7%	0.8%	0.3%	1.8%
Total	5,057	5,102	5,168	5,243	5,325	5,431	5,567	5,698	5,829	5,970	6,123
% change		0.9%	1.3%	1.4%	1.6%	2.0%	2.5%	2.4%	2.3%	2.4%	2.6%

ADM History
Gadsden Elementary District

	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	5-Year Average
K - 6	3,404	3,529	3,567	3,606	3,652	3,594	
% change		3.7%	1.1%	1.1%	1.3%	-1.6%	1.1%
7 - 8	1,265	1,315	1,290	1,345	1,405	1,472	
% change		4.0%	-1.9%	4.3%	4.5%	4.7%	3.1%
Total	4,668	4,843	4,856	4,951	5,057	5,066	
% change		3.8%	0.3%	1.9%	2.1%	0.2%	1.6%

Square Footage and Capacity by School
Gadsden Elementary District

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	5,040	0	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 (3)	29,250	0	29,250	NA	29,250	80	366
Total K-6 Square Footage	**348,074**	**24,538**	**323,536**	**8,249**	**315,287**		**3,831**
San Luis Middle School	76,570	6,865	69,705	0	69,705	100	697
SFB-funded Southwest Junior High (4)	80,100	0	80,100	NA	80,100	80	1,001
Total 7-8 Square Footage	**156,670**	**6,865**	**149,805**	**0**	**149,805**		**1,698**

(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 core school was originally approved for 38,025 SF. However, only 29,250 (50% of total square footage at buildout) counts against the district's capacity in this analysis.
(4) 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
Benson Unified District

11/20/2015

K-6 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Ed Pastor classroom addition				22,280						
Gym, Band room, stage				11,000						
Cumulative Total	-	-	-	33,280	33,280	33,280	33,280	33,280	33,280	33,280
ADM Projections	3,594	3,593	3,659	3,723	3,775	3,842	3,893	3,985	4,097	4,191
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	71,880	71,865	73,182	74,451	75,502	76,840	77,853	79,691	81,932	83,826
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

7-8 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Library expansion at San Luis Middle School					2,000					
Cumulative Total	-	-	-	-	2,000	2,000	2,000	2,000	2,000	2,000
ADM Projections	1,472	1,464	1,465	1,469	1,512	1,548	1,602	1,627	1,607	1,629
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	29,434	29,273	29,299	29,376	30,244	30,951	32,045	32,541	32,130	32,575
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.

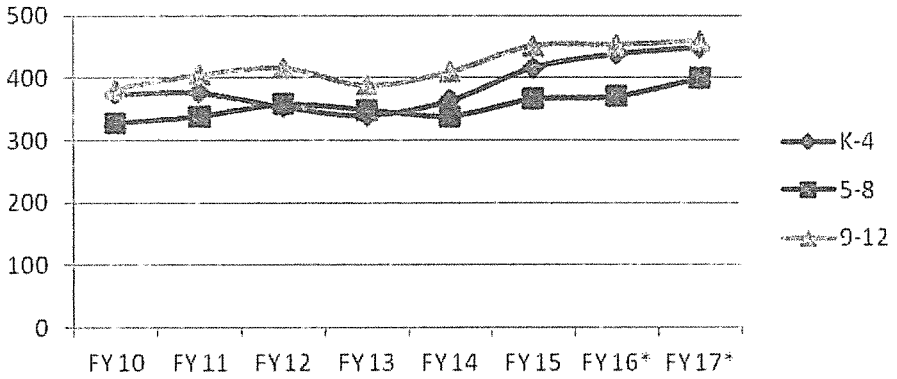
Pima Unified School District

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 currently has one elementary school (K-6) and one junior/senior high school (7-12), serving approximately 790 ADM.

District ADM History

Over the past five years, the District's ADM grew at an annual rate of 1.6%. It experienced a 6.7% decline in FY 12, but grew consistently in the range of 4.0% -5.6% during the last three years.

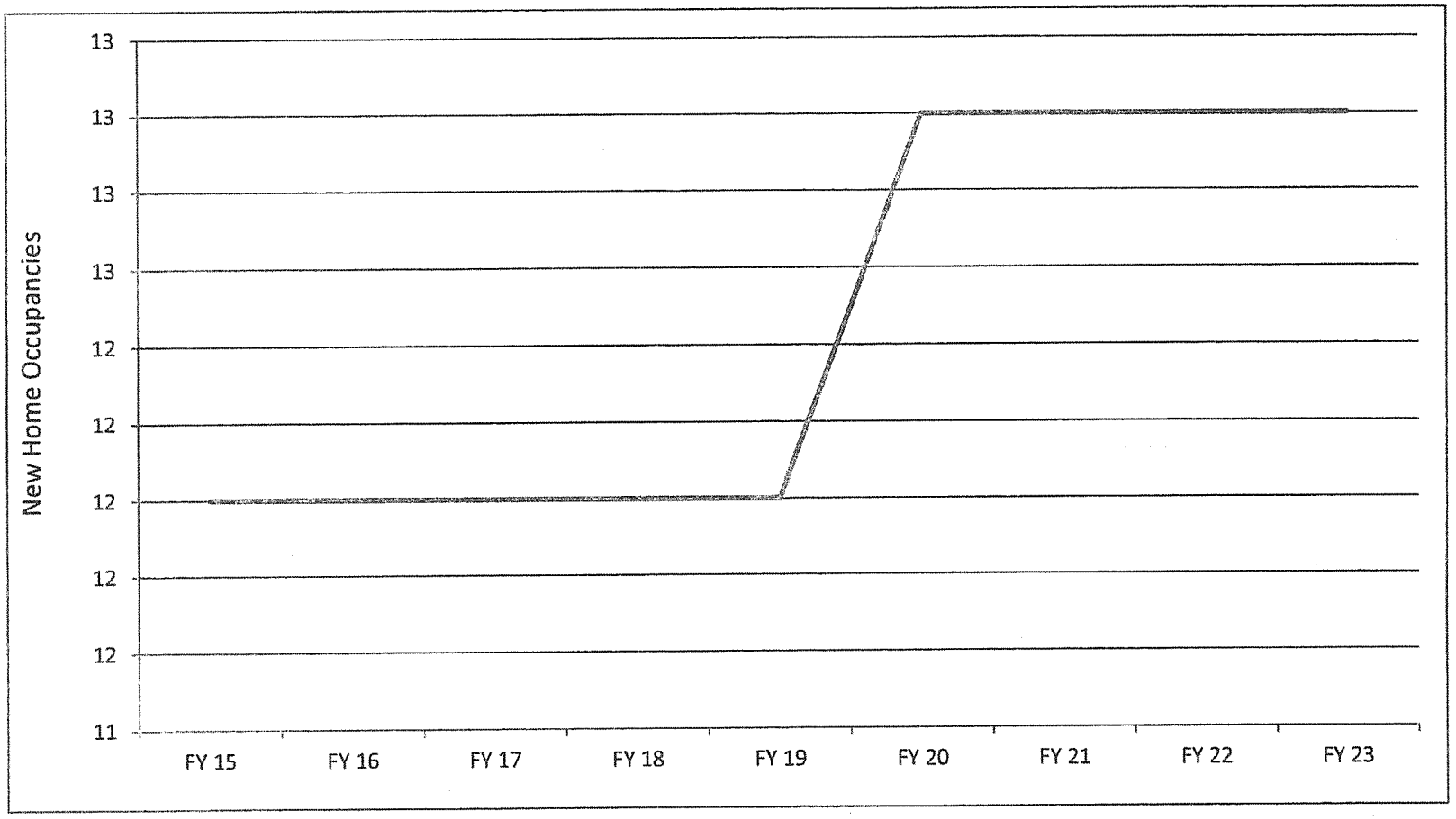


*FY 16 and FY 17: ADM projections

District Outlook

The District's ADM is forecasted to decline by 2.4% at the elementary level (K-6) and increase by 5.5% at the junior high and high school level (7-12) for the current year. The K-6 ADM decline is mainly attributed to a sharp drop at the kindergarten level. Freeport-McMoran has kept steady production in its Morenci and Safford mines; however, the expansion previously planned is likely to be scaled back based on the price of copper. Therefore, SFB staff projects slight to moderate annual ADM growth within the range of 0.5% - 3.0% in the projection cycle.

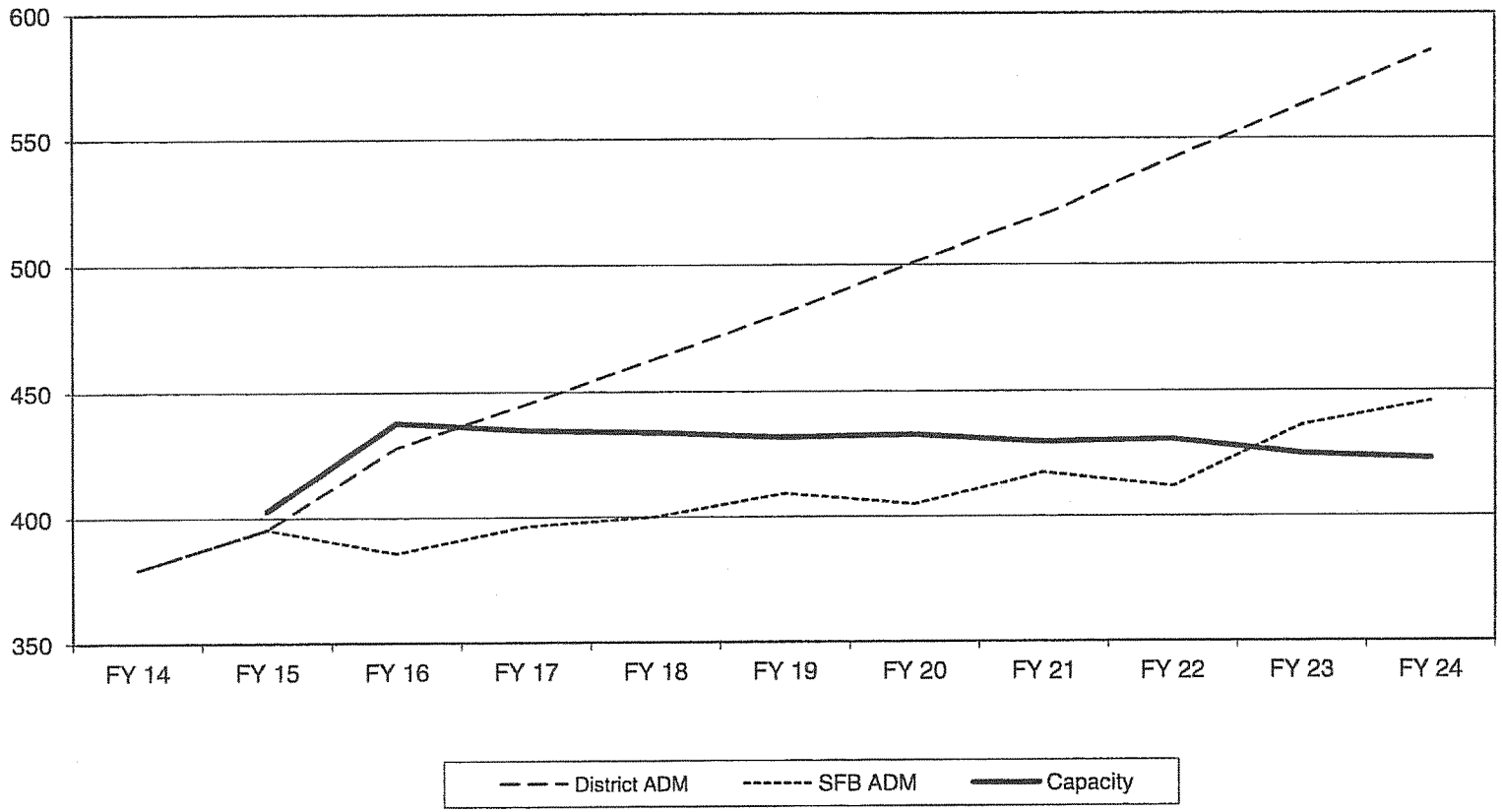
New Home Occupancies (1)
Pima Unified District



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

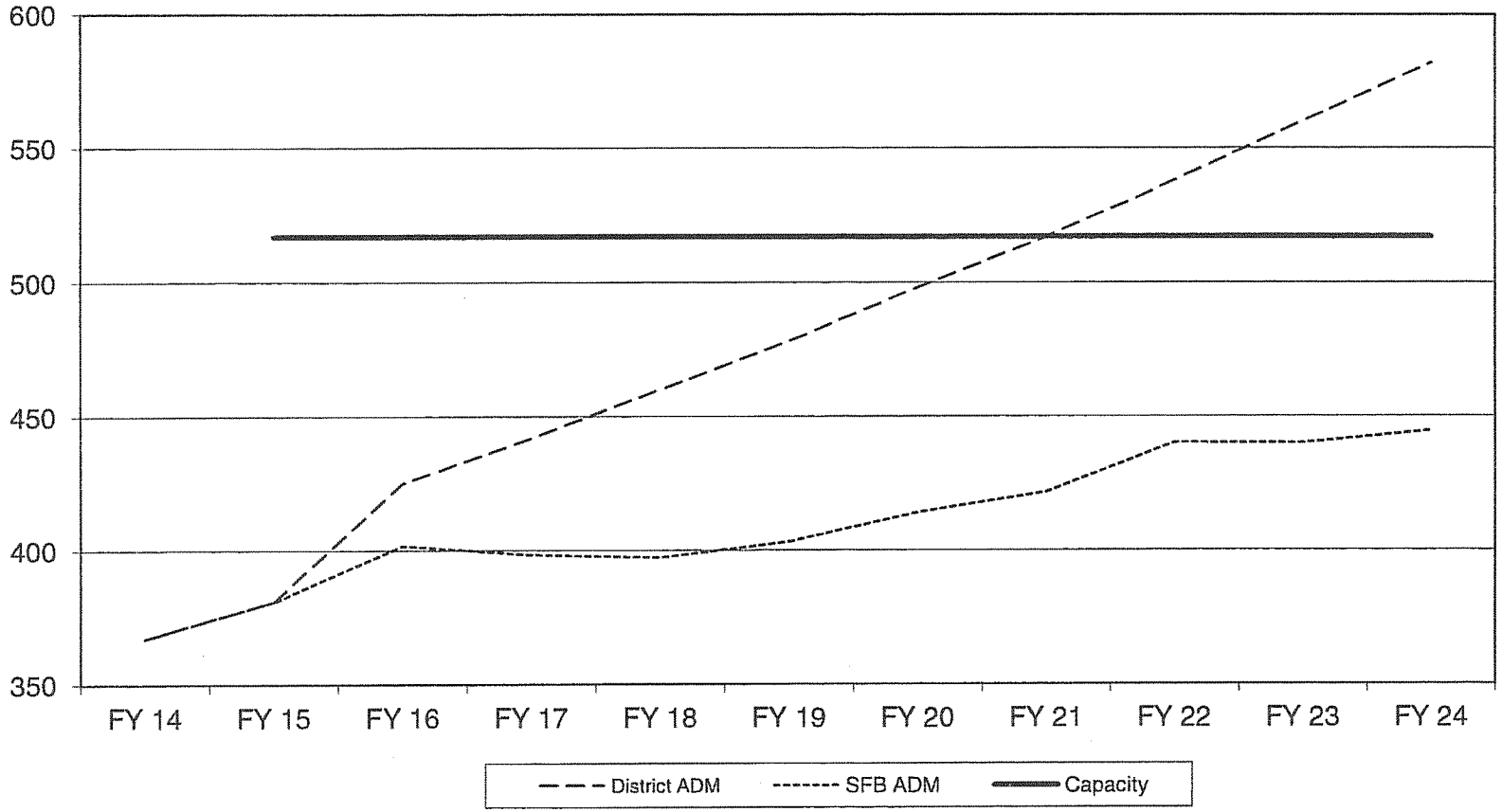
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	Total
12	12	12	12	12	13	13	13	13	112

K-6 Graph
Pima Unified District



K-6	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	379	395	428	445	463	481	501	520	542	563	585
SFB ADM	379	395	386	396	400	409	405	418	412	436	446
Capacity		403	438	435	434	432	433	430	431	425	423

7-12 Graph
Pima Unified District



7-12	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	367	381	425	442	460	478	498	517	538	560	582
SFB ADM	367	381	402	398	397	403	414	422	440	440	444
Capacity		517	517	517	517	517	517	517	517	517	517

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Pima Unified District
CTD – 050206
(K-6)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
New school for 79 students (002N)							

Staff Notes Regarding District's Request: Project 002N was conceptually approved last year to be approved in FY 16. The district owns land for this project.

Staff Recommendation for December 2, 2015

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
							New school for 79 students (002N) (Conceptual)

Note: NO FUNDING IS COMMITTED TO CONCEPTUALLY-APPROVED PROJECTS. ALL CONCEPTUAL PROJECTS SUBJECT TO CHANGE. Each project will be reviewed again in the next Capital Plan cycle, and has the potential to be pushed back, eliminated, or modified.

New Construction Analysis
Pima Unified District
K - 6

K-6	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	400	400	400	400	400	400	400	400	400	400
District-funded Capacity (2)	3	38	35	34	32	33	30	31	25	23
Total Student Capacity	**403**	**438**	**435**	**434**	**432**	**433**	**430**	**431**	**425**	**423**
District's ADM Projections	**395**	**428**	**445**	**463**	**481**	**501**	**520**	**542**	**563**	**585**
ADM Growth Rate	4.2%	8.2%	4.0%	4.0%	3.9%	4.2%	3.8%	4.2%	3.9%	3.9%
Number of Students for which new space is required (3)		-	10	29	49	68	90	111	138	162
SFB Recommended ADM Projections	**395**	**386**	**396**	**400**	**409**	**405**	**418**	**412**	**436**	**446**
ADM Growth Rate	4.2%	-2.4%	2.7%	1.0%	2.3%	-1.1%	3.1%	-1.3%	5.8%	2.2%
Number of Students for which new space is required (3)		-	-	-	-	-	-	-	11	23

(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 2, 2015 STAFF RECOMMENDATION

The staff recommendation is to conceptually approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Approval FY
002N - New School	K-6	79	90	7,110	89	FY 23

ADM Projections
Pima Unified District

11/20/2015

District Provided ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 6	379	395	428	445	463	481	501	520	542	563	585
% change		4.2%	8.2%	4.0%	4.0%	3.9%	4.2%	3.8%	4.2%	3.9%	3.9%
7 - 12	367	381	425	442	460	478	498	517	538	560	582
% change		3.8%	11.6%	4.0%	4.1%	3.9%	4.2%	3.8%	4.1%	4.1%	3.9%
Total	746	776	853	887	923	959	999	1,037	1,080	1,123	1,167
% change		4.0%	9.9%	4.0%	4.1%	3.9%	4.2%	3.8%	4.1%	4.0%	3.9%

SFB ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 6	379	395	386	396	400	409	405	418	412	436	446
% change		4.2%	-2.4%	2.7%	1.0%	2.3%	-1.1%	3.1%	-1.3%	5.8%	2.2%
7 - 12	367	381	402	398	397	403	414	422	440	440	444
% change		3.8%	5.5%	-0.9%	-0.2%	1.5%	2.7%	1.8%	4.4%	0.0%	1.0%
Total	746	776	788	795	798	812	819	839	852	876	890
% change		4.0%	1.4%	0.9%	0.4%	1.9%	0.8%	2.5%	1.6%	2.8%	1.6%

Assumptions: FY 14 and FY 15 are actual based on information received from ADE. FY 16 through FY 24 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 6	379	397	409	430	447	461	467	488	490	497	503
% change		4.5%	3.2%	5.0%	4.0%	3.2%	1.2%	4.6%	0.4%	1.4%	1.4%
7 - 12	367	382	390	390	386	399	412	416	435	457	474
% change		4.1%	2.1%	0.1%	-1.0%	3.3%	3.2%	1.2%	4.3%	5.1%	3.7%
Total	746	779	799	820	833	860	879	905	925	954	977
% change		4.3%	2.7%	2.6%	1.6%	3.3%	2.1%	3.0%	2.2%	3.1%	2.5%

ADM History
Pima Unified District

	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	5-Year Average
K - 6	379	396	349	368	379	395	
% change		4.4%	-11.7%	5.4%	3.0%	4.2%	0.9%
7 - 12	337	330	327	346	367	381	
% change		-2.1%	-0.8%	5.8%	6.0%	3.8%	2.5%
Total	716	726	677	715	746	776	
% change		1.3%	-6.7%	5.6%	4.4%	4.0%	1.6%

Square Footage and Capacity by School
Pima Unified District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Pima Elementary School - excluding Bldgs. 1005, 1008, and 1009	27,587	2,400	25,187	1,279	23,908	85	281
Pima Elementary School - Bldg 1005 (K-6 portion only) (2)	2,618	-	2,618	-	2,618	85	31
Pima Junior/Senior High School - Bldg 1001 (K-6 portion only) (2)	385	-	385	-	385	85	5
Pima Junior/Senior High School - Bldg 1003 (3)	4,061	-	4,061	-	4,061	85	48
Pima Junior/Senior High School - Bldg 1004 (K-6 portion only) (2)	3,007	-	3,007	-	3,007	85	35
District-funded addition Bldgs. 1008 and 1009 (4)	8,154	7,908	246	NA	246	80	3
Total K-6	**45,812**	**10,308**	**35,504**	**1,279**	**34,225**		**403**
Pima Junior/Senior High School - Bldgs. 1002, 1005-1010, and	57,252	9,503	47,749	2,898	44,851	119.7	375
Pima Junior/Senior High School - Bldg 1001 (7-12 portion only) (2) (5)	356	-	356	-	356	119.7	3
Pima Junior/Senior 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 Junior/Senior High School - Bldgs. 1011, 1012 (additional portion only), and 1013	10,688	-	10,688	NA	10,688	111.3	96
Total 7-12	**73,488**	**9,503**	**63,985**	**2,898**	**61,087**		**517**

(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 exlcuded 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

11/20/2015

K-6 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Classsrooms purchased FY 07 (Bldg 1008)	1,680									
Classsrooms built FY 09 (Bldg. 1009)	6,474									
Pima Activity Center (K-6 portion only)		2,600								
Cumulative Total	8,154	10,754	10,754	10,754	10,754	10,754	10,754	10,754	10,754	10,754
ADM Projections	395	386	396	400	409	405	418	412	436	446
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	7,908	7,716	7,927	8,004	8,186	8,098	8,350	8,241	8,721	8,914
Square Footage to be built in excess of 25% threshold (1)	246	3,038	2,827	2,750	2,568	2,656	2,404	2,513	2,033	1,840
Capacity of excess square footage	3	38	35	34	32	33	30	31	25	23

7-12 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Pima Activity Center (7-12 portion only)		2,400								
Cumulative Total	-	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
ADM Projections	381	402	398	397	403	414	422	440	440	444
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	10,599	11,177	11,081	11,055	11,218	11,521	11,731	12,248	12,243	12,368
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.

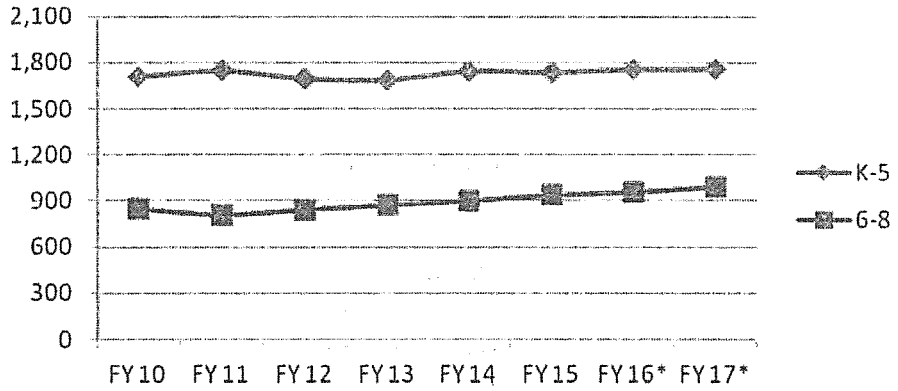
Somerton Elementary School District

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-5) and one middle school (6-8), serving over 2,700 ADM.

District ADM History

Over the past five years, the District's ADM essentially stayed flat during the first three years, followed by modest growth in the last two years, resulting in an annualized growth rate of 0.9%.

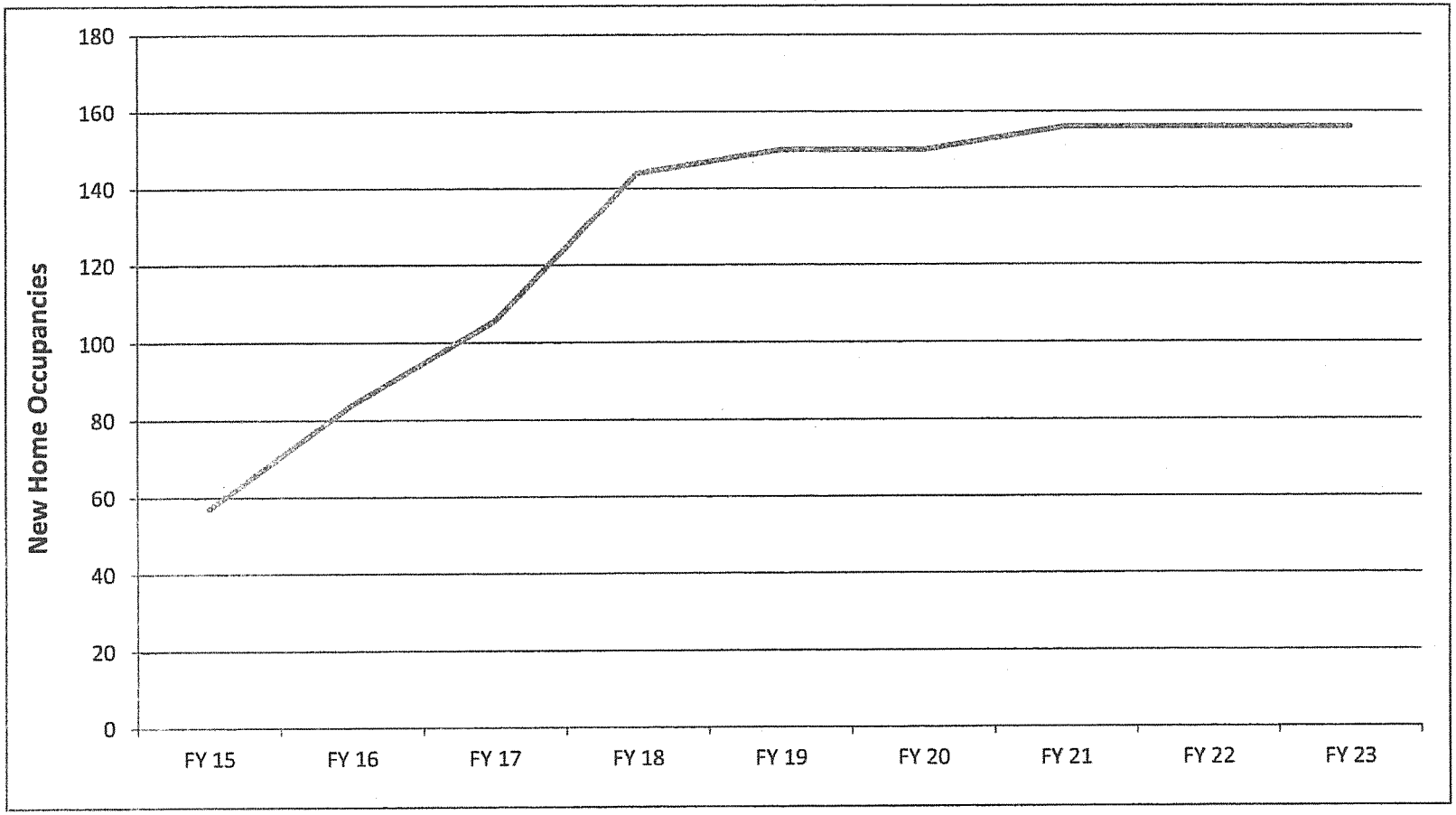


FY 16 and FY 17: ADM projections

District Outlook

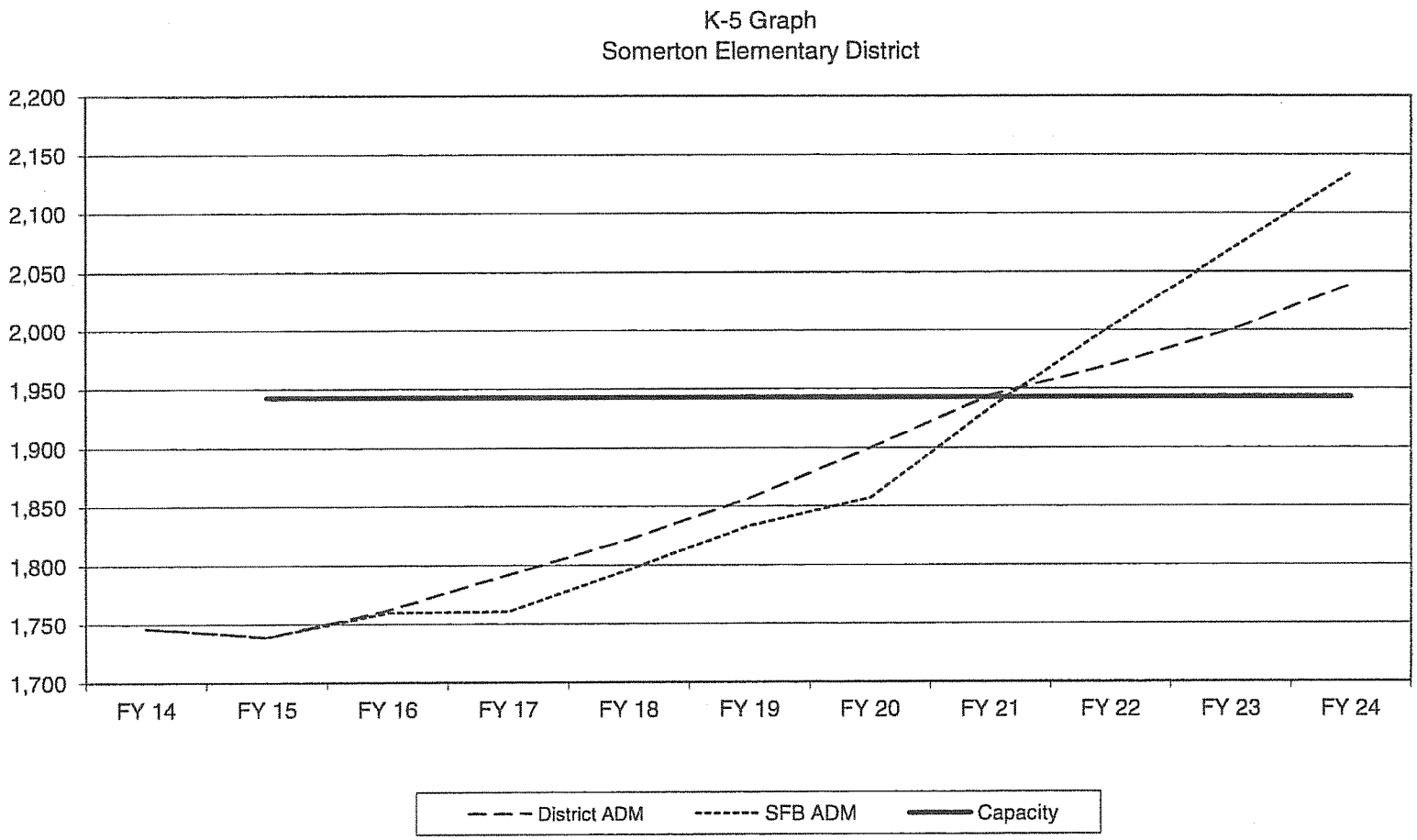
This year the District's ADM is expected to register another increase of 1.6%. Although last year's enrollment in the Kindergarten grade level was significantly lower than usual, this year's enrollment indicates a modest rebound at both Kindergarten and 1st grade levels. Barring unforeseen circumstances, SFB projects that the District's ADM will grow at an approximate range of 1.5 - 3.5% annually within the analysis timeframe.

New Home Occupancies (1)
Somerton Elementary District



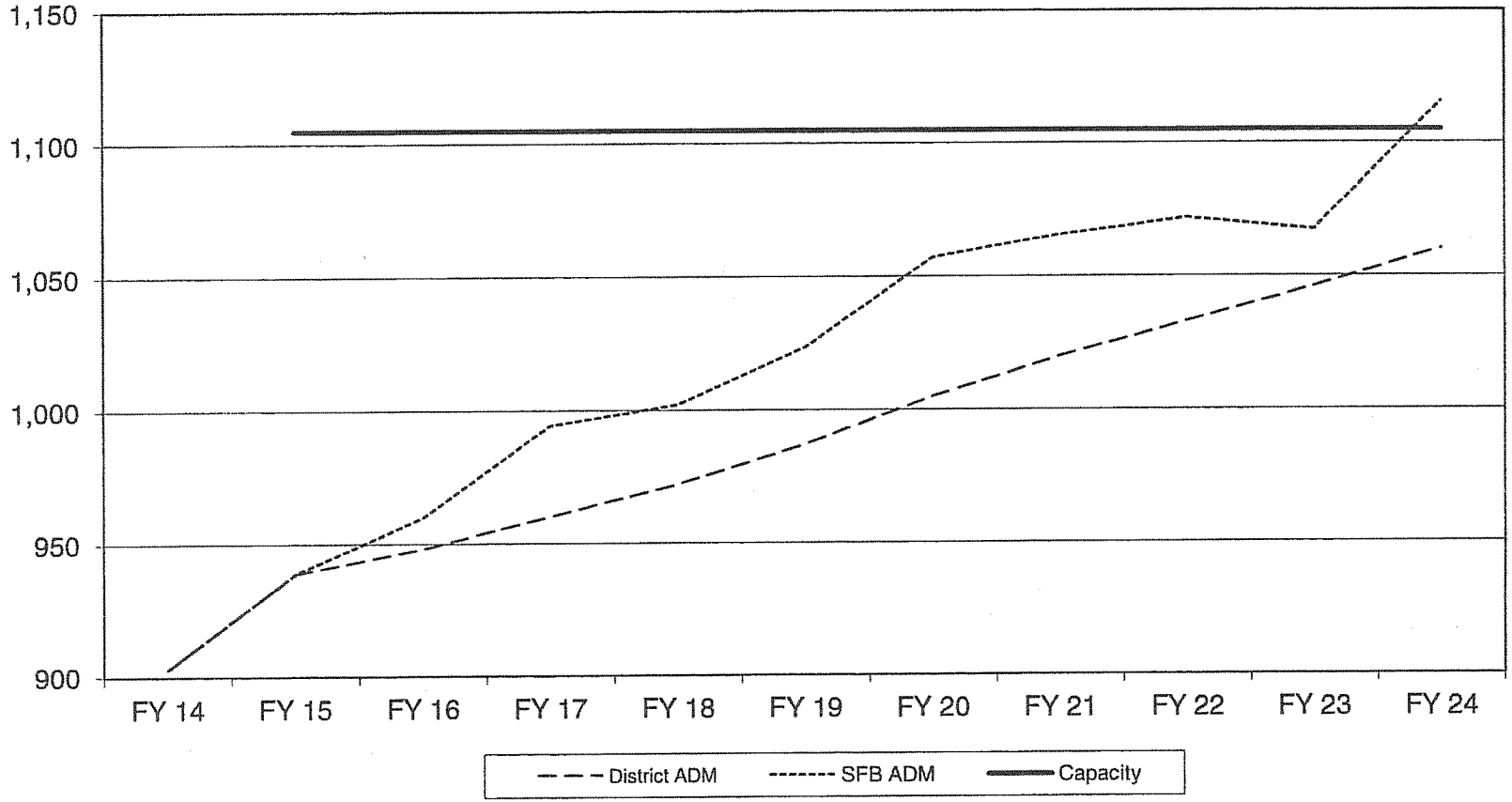
(1) As adjusted by SFB staff. Projections are:

FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	Total
57	84	106	144	150	150	156	156	156	1,159



K-5	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	1,747	1,739	1,762	1,792	1,822	1,857	1,900	1,944	1,970	2,000	2,039
SFB ADM	1,747	1,739	1,760	1,761	1,796	1,833	1,857	1,934	2,003	2,068	2,134
Capacity		1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943

6-8 Graph
Somerton Elementary District



6-8	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	903	939	948	960	972	987	1,005	1,020	1,033	1,046	1,060
SFB ADM	903	939	960	994	1,002	1,024	1,057	1,065	1,072	1,067	1,115
Capacity		1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Somerton Elementary District
CTD – 140411
(K-5)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
					K-5 for 275 students (008N)		

Staff Notes Regarding District's Request: Project 008N was conceptually-approved last year to be approved in FY 21.

Staff Recommendation for December 2, 2015

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
						K-5 for 275 students (008N) (conceptual)	

*** The actual capacity of a 275-student K-5 school would be 309 students.**

Note: NO FUNDING IS COMMITTED TO CONCEPTUALLY-APPROVED PROJECTS. ALL CONCEPTUAL PROJECTS SUBJECT TO CHANGE. Each of these projects will be reviewed again in the next Capital Plan cycle, and has the potential to be pushed back, eliminated, or modified.

New Construction Analysis
Somerton Elementary District
K - 5

K-5	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943
Total Student Capacity	**1,943**	**1,943**	**1,943**	**1,943**	**1,943**	**1,943**	**1,943**	**1,943**	**1,943**	**1,943**
District's ADM Projections	**1,739**	**1,762**	**1,792**	**1,822**	**1,857**	**1,900**	**1,944**	**1,970**	**2,000**	**2,039**
ADM Growth Rate	-0.4%	1.3%	1.7%	1.7%	1.9%	2.3%	2.3%	1.3%	1.5%	2.0%
Number of Students for which new space is required (2)		-	-	-	-	-	1	27	57	96
SFB Recommended ADM Projections	**1,739**	**1,760**	**1,761**	**1,796**	**1,833**	**1,857**	**1,934**	**2,003**	**2,068**	**2,134**
ADM Growth Rate	-0.4%	1.2%	0.0%	2.0%	2.1%	1.3%	4.1%	3.6%	3.3%	3.2%
Number of Students for which new space is required (2)		-	-	-	-	-	-	60	126	192

(1) See Square Footage and Capacity by School page.
(2) Difference between ADM projections and Total Student Capacity.

DECEMBER 2, 2015 STAFF RECOMMENDATION

The staff recommendation is to conceptually approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Approval FY
008N - New School	K-5	275	90	24,750	309	FY 22

ADM Projections
Somerton Elementary District

11/20/2015

District Provided ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 5	1,747	1,739	1,762	1,792	1,822	1,857	1,900	1,944	1,970	2,000	2,039
% change		-0.4%	1.3%	1.7%	1.7%	1.9%	2.3%	2.3%	1.3%	1.5%	2.0%
6 - 8	903	939	948	960	972	987	1,005	1,020	1,033	1,046	1,060
% change		4.0%	1.0%	1.3%	1.3%	1.5%	1.8%	1.5%	1.3%	1.3%	1.3%
Total	2,649	2,678	2,710	2,752	2,794	2,844	2,905	2,964	3,003	3,046	3,099
% change		1.1%	1.2%	1.5%	1.5%	1.8%	2.1%	2.0%	1.3%	1.4%	1.7%

SFB ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 5	1,747	1,739	1,760	1,761	1,796	1,833	1,857	1,934	2,003	2,068	2,134
% change		-0.4%	1.2%	0.0%	2.0%	2.1%	1.3%	4.1%	3.6%	3.3%	3.2%
6 - 8	903	939	960	994	1,002	1,024	1,057	1,065	1,072	1,067	1,115
% change		4.0%	2.2%	3.6%	0.8%	2.2%	3.3%	0.8%	0.6%	-0.4%	4.5%
Total	2,649	2,678	2,720	2,755	2,798	2,857	2,914	2,999	3,075	3,136	3,250
% change		1.1%	1.6%	1.3%	1.6%	2.1%	2.0%	2.9%	2.5%	2.0%	3.6%

Assumptions: FY 14 and FY 15 are actual based on information received from ADE. FY 16 through FY 24 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 5	1,747	1,712	1,738	1,795	1,851	1,903	1,931	2,006	2,064	2,122	2,179
% change		-2.0%	1.5%	3.3%	3.1%	2.8%	1.5%	3.9%	2.9%	2.8%	2.7%
6 - 8	903	948	975	977	974	994	1,056	1,073	1,102	1,104	1,155
% change		5.0%	2.9%	0.2%	-0.3%	2.1%	6.2%	1.6%	2.7%	0.2%	4.5%
Total	2,649	2,660	2,713	2,771	2,825	2,897	2,987	3,080	3,166	3,226	3,334
% change		0.4%	2.0%	2.1%	1.9%	2.6%	3.1%	3.1%	2.8%	1.9%	3.3%

ADM History
Somerton Elementary District

	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	5-Year Average
K - 5	1,710	1,749	1,696	1,687	1,747	1,739	
% change		2.3%	-3.0%	-0.6%	3.5%	-0.4%	0.3%
6 - 8	851	811	844	875	903	939	
% change		-4.7%	4.1%	3.6%	3.2%	4.0%	2.0%
Total	2,560	2,560	2,541	2,561	2,649	2,678	
% change		0.0%	-0.8%	0.8%	3.4%	1.1%	0.9%

Square Footage and Capacity by School
Somerton Elementary District

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
Desert Sonora Elementary	41,142	0	41,142	0	41,142	85	484
Tierra del Sol Elementary	75,679	0	75,679	7,568	68,111	85	801
SFB-funded core Valle Del Encanto Learning Center (2)	23,400	0	23,400	NA	23,400	80	293
District-funded addition to Valle Del Encanto	27,353	27,353	0	0	0	80	0
Total K-5	**198,574**	**27,353**	**171,221**	**7,568**	**163,653**		**1,943**
Somerton Middle School	78,249	1,860	76,389	0	76,389	95	804
SFB-funded addition to Somerton Middle School (3)	24,870	0	24,870	NA	24,870	82.7	301
Total 6-8	**103,119**	**1,860**	**101,259**	**0**	**101,259**		**1,105**

(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) The build-out of this school was funded by the district.

(3) 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

11/20/2015

K-5 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Valle del Encanto additions	27,353									
Cumulative Total	27,353	27,353	27,353	27,353	27,353	27,353	27,353	27,353	27,353	27,353
ADM Projections	1,739	1,760	1,761	1,796	1,833	1,857	1,934	2,003	2,068	2,134
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	34,782	35,200	35,212	35,927	36,664	37,142	38,673	40,059	41,370	42,687
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.

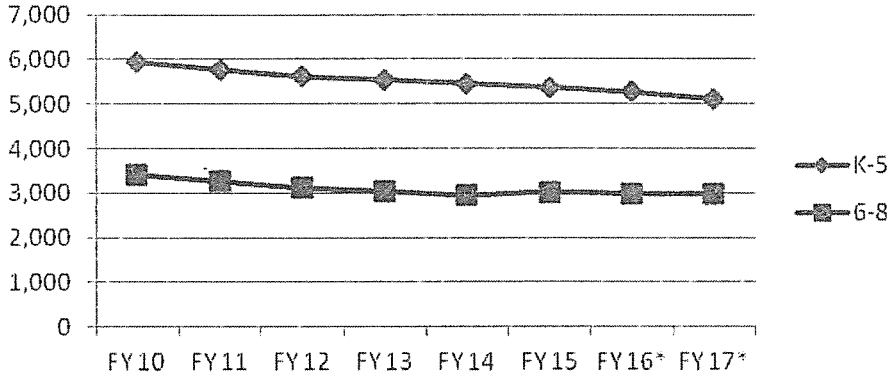
Yuma Elementary School District

District Overview

Yuma Elementary School District covers large areas of the southern and southwest part of Yuma County (except the very southwest corner of the County). Its main population center is the City of Yuma. The District currently has 13 elementary schools and five junior high schools, serving nearly 8,250 ADM.

District ADM History

The District's ADM has declined consistently since FY 2008, resulting in a negative annualized growth rate of -2.1% over the past five years.

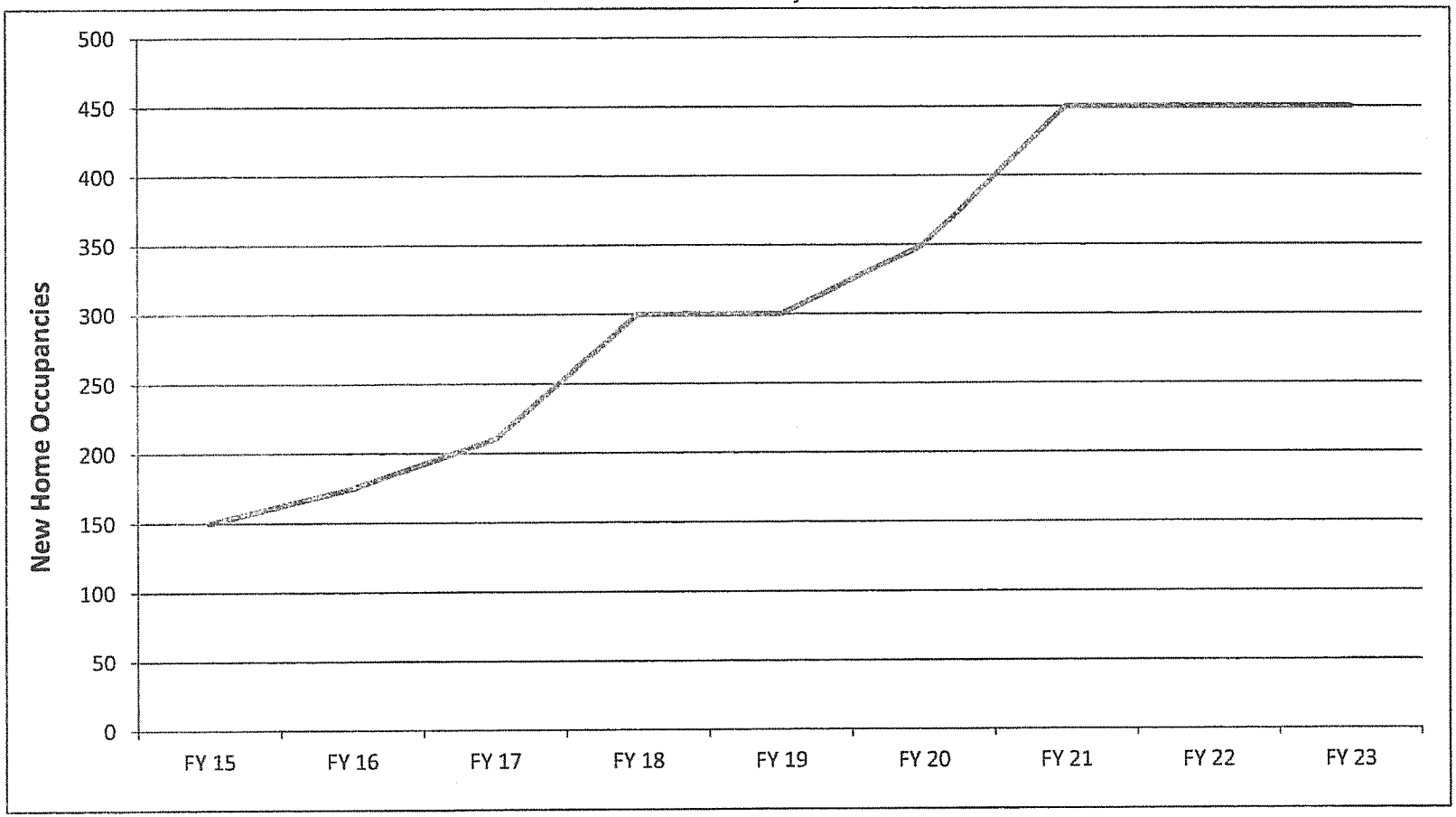


FY 16 and FY 17: ADM projections

District Outlook

This year, the District's ADM is poised to register another loss of -1.7%, declining by 2.0% at the K-5 level and 1.4% at the middle school level. The nine-year trend of ADM decrease is largely attributed to charter school competition in the area. This year's K-8 charter school enrollment is expected to grow by nearly 140 ADM, reaching a total of 1,649 according to a charter school attendance report by ADE. The lower annual birth numbers during 2010-2014 will also affect future enrollment. However, new housing developments are expected to be built in the eastern part of City of Yuma in the next few years which will help offset the ADM reduction. SFB staff projects ADM declines and growth within the narrow band of -1.0% to 1.0% during the analysis timeframe.

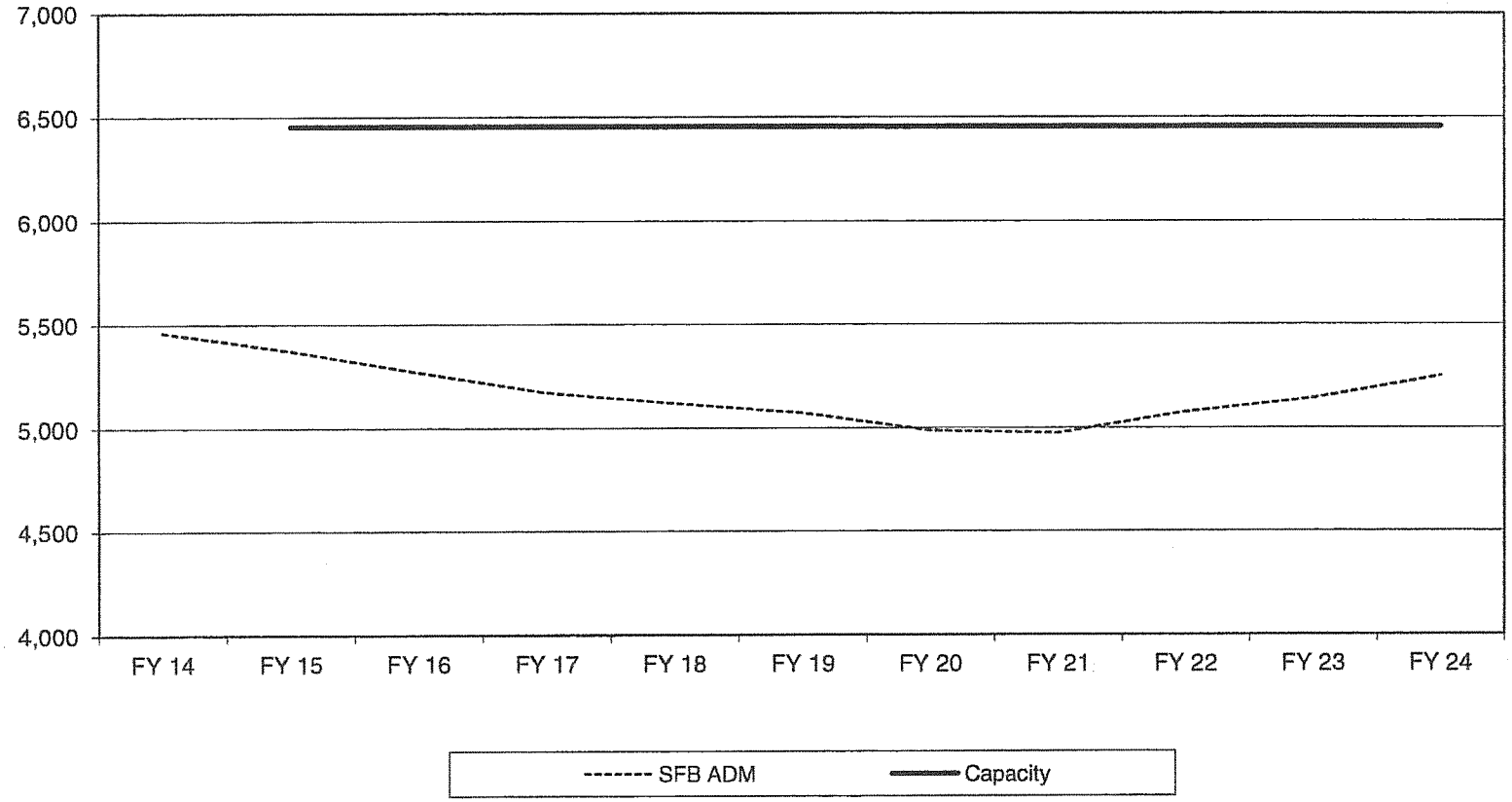
New Home Occupancies (1)
Yuma Elementary District



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

FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	Total
150	175	210	300	300	350	450	450	450	2,835

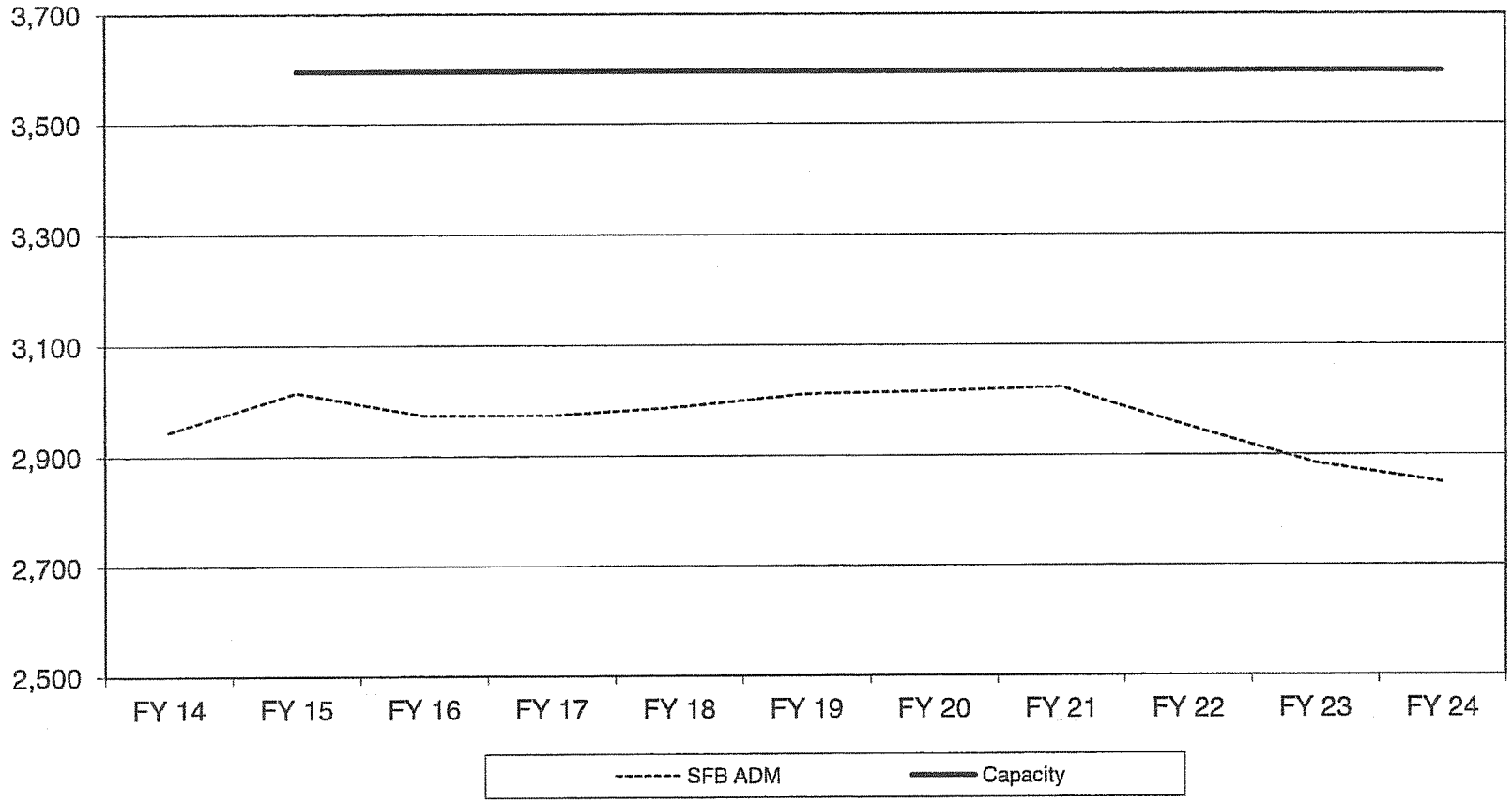
K-5 Graph
Yuma Elementary District



K-5	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM *	5,462	5,376	NA	NA	NA	NA	NA	NA	NA	NA	NA
SFB ADM	5,462	5,376	5,271	5,173	5,121	5,072	4,988	4,975	5,076	5,143	5,250
Capacity		6,456	6,456	6,456	6,456	6,456	6,456	6,456	6,456	6,456	6,456

* District did not provide ADM projections in its FY 16 Capital Plan.

6-8 Graph
Yuma Elementary District



6-8	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM *	2,945	3,016	NA	NA	NA	NA	NA	NA	NA	NA	NA
SFB ADM	2,945	3,016	2,974	2,974	2,989	3,012	3,017	3,023	2,952	2,885	2,850
Capacity		3,596	3,596	3,596	3,596	3,596	3,596	3,596	3,596	3,596	3,596

* District did not provide ADM projections in its FY 16 Capital Plan.

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Yuma Elementary District
CTD – 140401
(K-5)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
				K-5 for 800 students			

Staff Notes Regarding District's Request: This project was not conceptually-approved last year.

Staff Recommendation for January 6, 2016

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
				No conceptual approval			

New Construction Analysis
Yuma Elementary District
K - 5

K-5	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	6,456	6,456	6,456	6,456	6,456	6,456	6,456	6,456	6,456	6,456
Total Student Capacity	**6,456**	**6,456**	**6,456**	**6,456**	**6,456**	**6,456**	**6,456**	**6,456**	**6,456**	**6,456**

District's ADM Projections	**5,376**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**
ADM Growth Rate	-1.6%	NA	NA	NA	NA	NA	NA	NA	NA	NA
Number of Students for which new space is required (2)		NA	NA	NA	NA	NA	NA	NA	NA	NA

SFB Recommended ADM Projections	**5,376**	**5,271**	**5,173**	**5,121**	**5,072**	**4,988**	**4,975**	**5,076**	**5,143**	**5,250**
ADM Growth Rate	-1.6%	-2.0%	-1.9%	-1.0%	-1.0%	-1.7%	-0.3%	2.0%	1.3%	2.1%
Number of Students for which new space is required (2)		-	-	-	-	-	-	-	-	-

(1) See Square Footage and Capacity by School page.
(2) Difference between ADM projections and Total Student Capacity.

JANUARY 6, 2016 STAFF RECOMMENDATION

No conceptual approval.

ADM Projections
Yuma Elementary District

11/20/2015

District Provided ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 5	5,462	5,376	NA	NA	NA	NA	NA	NA	NA	NA	NA
% change		-1.6%	NA	NA	NA	NA	NA	NA	NA	NA	NA
6 - 8	2,945	3,016	NA	NA	NA	NA	NA	NA	NA	NA	NA
% change		2.4%	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total	8,407	8,392	NA	NA	NA	NA	NA	NA	NA	NA	NA
% change		-0.2%	NA	NA	NA	NA	NA	NA	NA	NA	NA

SFB ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 5	5,462	5,376	5,271	5,173	5,121	5,072	4,988	4,975	5,076	5,143	5,250
% change		-1.6%	-2.0%	-1.9%	-1.0%	-1.0%	-1.7%	-0.3%	2.0%	1.3%	2.1%
6 - 8	2,945	3,016	2,974	2,974	2,989	3,012	3,017	3,023	2,952	2,885	2,850
% change		2.4%	-1.4%	0.0%	0.5%	0.8%	0.2%	0.2%	-2.4%	-2.3%	-1.2%
Total	8,407	8,392	8,245	8,148	8,111	8,084	8,005	7,999	8,028	8,028	8,099
% change		-0.2%	-1.7%	-1.2%	-0.5%	-0.3%	-1.0%	-0.1%	0.4%	0.0%	0.9%

Assumptions: FY 14 and FY 15 are actual based on information received from ADE. District did not provide projections in its FY 16 Capital Plan. SFB's projections for FY 16 through FY 24 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
K - 5	5,462	5,353	5,321	5,228	5,193	5,187	5,177	5,209	5,309	5,392	5,506
% change		-2.0%	-0.6%	-1.7%	-0.7%	-0.1%	-0.2%	0.6%	1.9%	1.6%	2.1%
6 - 8	2,945	3,000	2,988	2,969	2,976	2,978	2,933	2,915	2,899	2,900	2,903
% change		1.9%	-0.4%	-0.7%	0.3%	0.1%	-1.5%	-0.6%	-0.6%	0.0%	0.1%
Total	8,407	8,353	8,309	8,197	8,169	8,165	8,109	8,125	8,209	8,292	8,409
% change		-0.6%	-0.5%	-1.4%	-0.3%	0.0%	-0.7%	0.2%	1.0%	1.0%	1.4%

ADM History
Yuma Elementary District

	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	5-Year Average
K - 5	5,937	5,773	5,618	5,544	5,462	5,376	
% change		-2.8%	-2.7%	-1.3%	-1.5%	-1.6%	-2.0%
6 - 8	3,409	3,261	3,110	3,035	2,945	3,016	
% change		-4.3%	-4.6%	-2.4%	-3.0%	2.4%	-2.4%
Total	9,345	9,034	8,729	8,579	8,407	8,392	
% change		-3.3%	-3.4%	-1.7%	-2.0%	-0.2%	-2.1%

Square Footage and Capacity by School
Yuma Elementary District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Alice Byrne Elementary School (2)	21,755	4,153	17,602	0	17,602	85	207
George Washington Carver Elementary School (2)	35,010	0	35,010	1,224	33,787	85	397
C W McGraw Elementary School (2)	42,683	6,659	36,024	0	36,024	85	424
James D Price School	11,983	0	11,983	0	11,983	85	141
Mary E Post Elementary School (3)	25,627	25,627	0	0	0	85	0
O C Johnson School	53,076	0	53,076	0	53,076	85	624
Palmcroft Elementary School	46,383	0	46,383	0	46,383	85	546
Pecan Grove Elementary School (2)	48,246	4,953	43,293	0	43,293	85	509
Roosevelt School	33,171	2,560	30,611	1,898	28,713	85	338
James B Rolle School (2)	43,926	0	43,926	0	43,926	85	517
Fourth Avenue Junior High School - Building 1005 Pro-rated (4)	14,512	0	14,512	0	14,512	85	171
Gwyneth Ham Elementary School (5)	64,749	64,749	0	0	0	85	0
Mary A Otondo Elementary School	95,497	0	95,497	9,190	86,307	85	1,015
Desert Mesa Elementary School	83,043	2,441	80,602	8,060	72,542	85	853
SFB-funded additional space at Alice Byrne through Def. Corrections (2)	3,046	0	3,046	0	3,046	80	38
SFB-funded Sunrise School	54,238	238	54,000	NA	54,000	80	675
Total K-5	**676,947**	**111,380**	**565,567**	**20,372**	**545,195**		**6,456**
Gila Vista Jr High School	80,329	3,600	76,729	0	76,729	95	808
R Pete Woodard Jr High School	82,866	6,242	76,624	0	76,624	95	807
Castle Dome Middle School	89,132	0	89,132	7,702	81,430	95	857
Alice Byrne Elementary School (2)	3,955	755	3,200	0	3,200	95	34
SFB-funded additional space at Alice Byrne through Def. Corrections (2)	554	0	554	0	554	80	7
George Washington Carver Elementary School (2)	6,366	0	6,366	222	6,143	95	65
C W McGraw Elementary School (2)	7,761	1,211	6,550	0	6,550	95	69
Mary E Post Elementary School (3)	12,814	12,814	0	0	0	95	0
Pecan Grove Elementary School (2)	8,772	900	7,872	0	7,872	95	83
James B Rolle School (2)	7,987	0	7,987	0	7,987	95	84
Fourth Avenue Junior High School - Excluding Building 1005	61,125	2,152	58,973	4,714	54,259	95	571
Fourth Avenue Junior High School - Building 1005 Pro-rated (4)	7,916	0	7,916	0	7,916	95	83
Ron Watson Middle School	41,288	41,288	0	0	0	95	0
SFB-approved project 003N (addl space at Ron Watson M.S.)	10,288	0	10,288	NA	10,288	80	129
Total 6-8	**421,151**	**68,962**	**352,189**	**12,638**	**339,551**		**3,596**

(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) K-6 school. Square footage is pro-rated assuming an equal distribution among grades K-6.
(3) Mary E. Post used to serve grades 4-6. SFB ratified reconfiguration of this school to District Administration on 8/21/09.
(4) Building 1005 at Fourth Avenue Junior High serves grades K-8. Square footage is pro-rated assuming an equal distribution among all grade levels.
(5) SFB approved the exclusion of this school on 3/7/12.

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

Local Funds Report
Yuma Elementary District

11/20/2015

K-5 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Pecan Grove	5,853									
Modular addn to Desert Mesa	1,800									
Addition to Sunrise Elementary	238									
Cumulative Total	7,891	7,891	7,891	7,891	7,891	7,891	7,891	7,891	7,891	7,891
ADM Projections	5,376	5,271	5,173	5,121	5,072	4,988	4,975	5,076	5,143	5,250
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	107,520	105,418	103,462	102,426	101,447	99,770	99,507	101,525	102,869	104,992
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

6-8 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Gila Vista Junior High	3,600									
R. Pete Woodard	3,600									
Ron Watson M.S.	41,288									
Cumulative Total	48,488	48,488	48,488	48,488	48,488	48,488	48,488	48,488	48,488	48,488
ADM Projections	3,016	2,974	2,974	2,989	3,012	3,017	3,023	2,952	2,885	2,850
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	60,321	59,489	59,490	59,787	60,239	60,333	60,468	59,042	57,694	56,992
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.

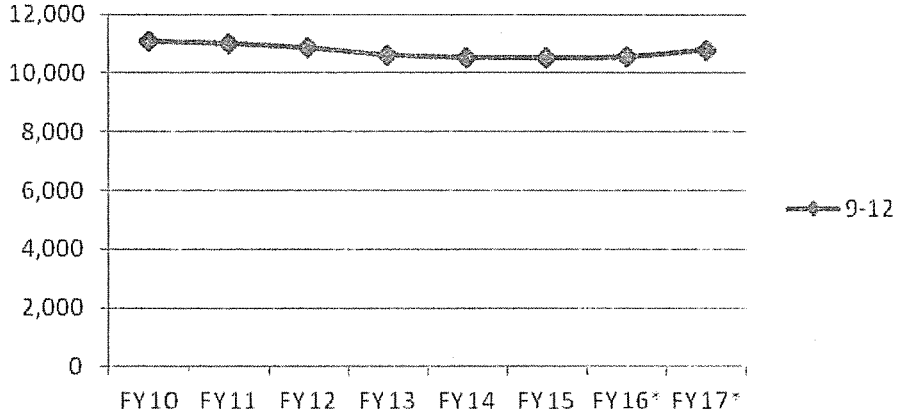
Yuma Union High School District

District Overview

Yuma Union High School District is located in the southern and southwestern part 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 five high schools and two alternative schools, serving over 10,550 ADM.

District ADM History

Over the past five years, the District's ADM experienced consistent declines resulting in a negative annualized growth rate of -1.0%.

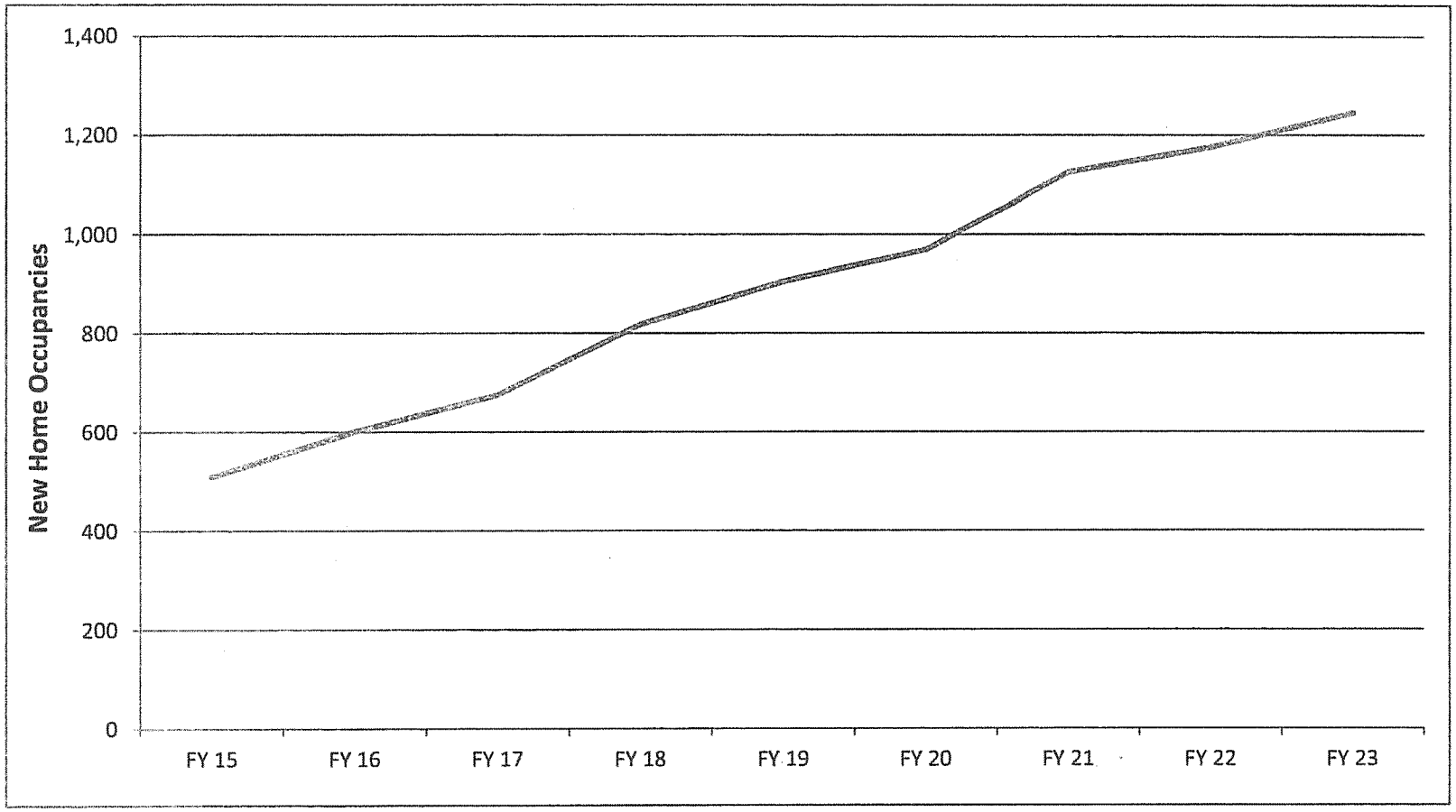


*FY 16 and FY 17: ADM projections

District Outlook

The five-year ADM declines are closely related to the overall ADM decrease experienced by the feeder elementary school districts during the last few years at both the K-6 and 7-8 levels. There are also a few charter high schools in the area. This year, the District's ADM is expected to experience a slight increase of 0.4%. As the economy gradually picks up and more housing units are built, the District's ADM will likely start to experience growth. SFB staff projects that low growth rates in the range of 0.5% - 2.5% will be the norm for the current projection cycle.

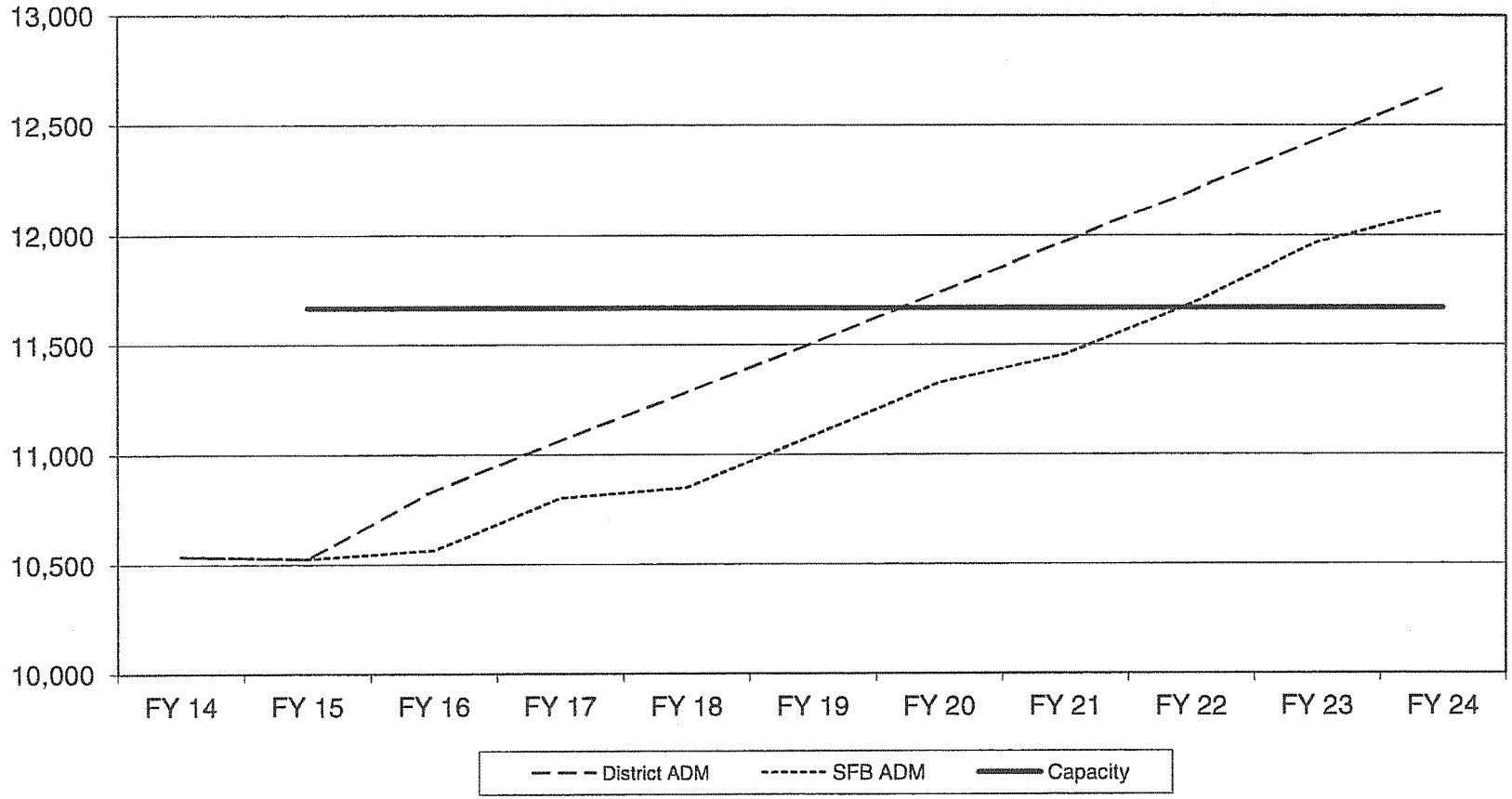
New Home Occupancies (1)
Yuma Union High School District



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

FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	Total
509	601	675	818	905	970	1,126	1,176	1,246	8,026

9-12 Graph
Yuma Union School District



9-12	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
District ADM	10,537	10,526	10,835	11,063	11,284	11,509	11,739	11,973	12,200	12,432	12,668
SFB ADM	10,537	10,526	10,564	10,801	10,848	11,085	11,327	11,457	11,685	11,968	12,108
Capacity		11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667

SCHOOL FACILITIES BOARD

2016 New Construction Analysis
Yuma Union District
CTD – 140570
(9-12)

District New Construction Request

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
					9-12 for 1,800 students (005N) (Conceptual)		

Staff Notes Regarding District's Request: This project was conceptually-approved last year to be approved in FY 22.

Staff Recommendation for December 2, 2015

FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
						9-12 for 1,800 students (005N) (Conceptual)	

Note: The actual capacity of a 1,800-student school in this district would be 2,394 students.

Note: NO FUNDING IS COMMITTED TO CONCEPTUALLY-APPROVED PROJECTS. ALL CONCEPTUAL PROJECTS SUBJECT TO CHANGE. Each of these projects will be reviewed again in the next Capital Plan cycle, and has the potential to be pushed back, eliminated, or modified.

New Construction Analysis
Yuma Union School District
9-12

9-12	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Existing Capacity (1)	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667
Total Student Capacity	**11,667**	**11,667**	**11,667**	**11,667**	**11,667**	**11,667**	**11,667**	**11,667**	**11,667**	**11,667**

District's ADM Projections	**10,526**	**10,835**	**11,063**	**11,284**	**11,509**	**11,739**	**11,973**	**12,200**	**12,432**	**12,668**
ADM Growth Rate	-0.1%	2.9%	2.1%	2.0%	2.0%	2.0%	2.0%	1.9%	1.9%	1.9%
Number of Students for which new space is required (2)		-	-	-	-	72	306	533	765	1,001

SFB Recommended ADM Projections	**10,526**	**10,564**	**10,801**	**10,848**	**11,085**	**11,327**	**11,457**	**11,685**	**11,968**	**12,108**
ADM Growth Rate	-0.1%	0.4%	2.2%	0.4%	2.2%	2.2%	1.1%	2.0%	2.4%	1.2%
Number of Students for which new space is required (2)		-	-	-	-	-	-	18	301	441

(1) See Square Footage and Capacity by School page.
(2) Difference between ADM projections and Total Student Capacity.

DECEMBER 2, 2015 STAFF RECOMMENDATION

The staff recommendation is to conceptually approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Approval FY
005N - New school	9-12	1,800	125	225,000	2,394	FY 22

ADM Projections
Yuma Union School District

11/20/2015

District Provided ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
9 - 12	10,537	10,526	10,835	11,063	11,284	11,509	11,739	11,973	12,200	12,432	12,668
% change		-0.1%	2.9%	2.1%	2.0%	2.0%	2.0%	2.0%	1.9%	1.9%	1.9%

SFB ADM Forecast	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
9 - 12	10,537	10,526	10,564	10,801	10,848	11,085	11,327	11,457	11,685	11,968	12,108
% change		-0.1%	0.4%	2.2%	0.4%	2.2%	2.2%	1.1%	2.0%	2.4%	1.2%

Assumptions: FY 14 and FY 15 are actual based on information received from ADE. FY 16 through FY 24 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
9 - 12	10,537	10,512	10,597	10,800	10,941	11,148	11,429	11,578	11,789	12,089	12,218
% change		-0.2%	0.8%	1.9%	1.3%	1.9%	2.5%	1.3%	1.8%	2.5%	1.1%

ADM History
Yuma Union School District

	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	5-Year Average
9 - 12	11,070	10,992	10,856	10,620	10,537	10,526	
% change		-0.7%	-1.2%	-2.2%	-0.8%	-0.1%	-1.0%

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	259,140	0	259,140	22,857	236,283	109.5	2,158
District-funded addition to Cibola (bldg. 1014)	13,266	13,266	0	NA	0	94	-
Kofa High School (2)	288,056	23,536	264,520	16,357	248,163	109.5	2,266
Vista Alternative School	21,623	7,928	13,695	754	12,941	109.5	118
Yuma High School	289,401	840	288,561	28,692	259,869	109.5	2,373
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 additional to San Luis (bldgs. 1015-1018)	34,248	34,248	0	NA	0	94	-
SFB-funded Gila Ridge School (opened FY 08) (5)	280,247	55,247	225,000	NA	225,000	94	2,394
Total 9-12 Square Footage	**1,441,459**	**165,543**	**1,275,916**	**70,122**	**1,205,794**		**11,667**

(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

11/20/2015

9-12 Square Footage	Prior Years	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Vista South Alternative School	30,478									
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									
Cumulative Total	154,975	154,975	154,975	154,975	154,975	154,975	154,975	154,975	154,975	154,975
ADM Projections	10,526	10,564	10,801	10,848	11,085	11,327	11,457	11,685	11,968	12,108
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	247,352	248,249	253,820	254,930	260,497	266,193	269,237	274,596	281,249	284,539
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.