

Douglas A. Ducey
Governor



Andy Tobin
Director

ARIZONA DEPARTMENT OF ADMINISTRATION

DIVISION OF SCHOOL FACILITIES
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June 15, 2022

Representative Regina E. Cobb
Joint Committee on Capital Review
1716 West Adams
Phoenix, Arizona 85007

Dear Representative Cobb:

A.R.S. §41-5702, subsection A, paragraph 8, requires the division to submit by June 15 demographic assumptions and a proposed construction schedule for individual projects approved in the current fiscal year and expected project approvals for the upcoming fiscal year to the Joint Committee on Capital Review.

During the FY 2022 Capital Plan cycle, the School Facilities Oversight Board (SFOB) approved new construction awards for three school districts (Marana Unified, Nadaburg Unified, and Pima Unified). Additionally, 11 projects were held for consideration for possible future funding.

Included in this report are:

- **Demographic Context**

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

- **Board Approved Projects**

- **Projects Currently Scheduled for Approval in FY 2023**

- **Backup Information used in FY 2022 Capital Plan Cycle**

This section contains the ADM projections established for the districts that applied to the SFB for new construction in their FY 2022 Capital Plans, and information that was used in the analyses.

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

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

Sincerely,

Andy Tobin
Director, Arizona Department of Administration

cc: Douglas A. Ducey, Governor
Senator David Gowan, JLBC
Kaitlin Harrier, Education Policy Advisor
Matt Gress, OSPB Director
Theresa Vencill, OSPB Staff
Jack Brown, JLBC Staff
Rebecca Perrera, JLBC Staff
Members of the School Facilities Oversight Board

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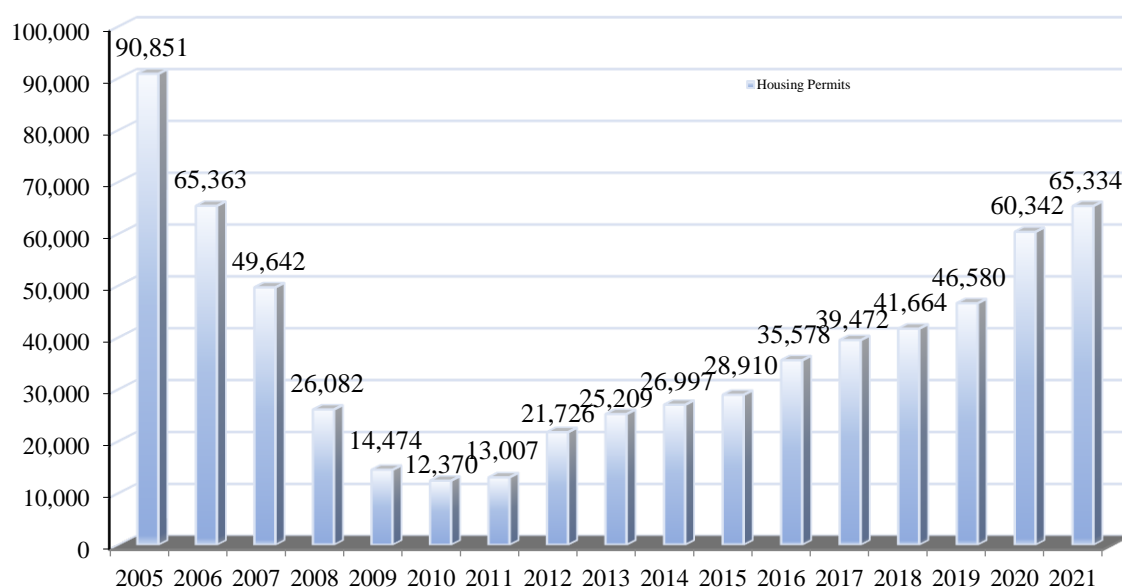
Demographic Context

Economic and Demographic Context for New School Construction Updated May 19, 2022

Overview of Arizona's Housing Market

Over the last decade, Arizona, which was ranked as the fourth fastest growing state in the nation in the 2020 decennial census, experienced significant changes in its demographic and economic makeup. Between 2010 and 2020, the state's population grew by 11.9%, from 6.4 million to 7.2 million (*The U.S. 2020 Census*). Maricopa County, the fourth most populous county in the nation, added 603,451 people, or 15.8%, since the 2010 Census and now has a population of 4.4 million (*The U.S. 2020 Census*). In the 2020 Census, Phoenix-Mesa-Chandler had a population of 4,845,832 and ranked as the 11th most populous metropolitan area in the country (*The U.S. 2020 Census*).

Chart 1: New Residential Housing Units Authorized in Arizona, 2005–2021



Source: *U.S. Census Building Permits Survey, Permits by State – Annual*
(https://www.census.gov/construction/bps/data_visualizations/)

Chart 1 presents an overview of the new residential housing permits issued annually in Arizona during 2005–2021 as published by the *U.S. Census Building Permits Survey*. In 2003 (not shown in the chart), the number of new permits issued was nearly 75,000. In both 2004 and 2005, the number of new permits shot up to over 90,600. However, the figure began plummeting in 2006 and sank to its lowest point at 12,370 in 2010. Total permits issued during the six years from 2006 to 2011 were lower than the two-year total of 2004 and 2005. In 2012, the measure began climbing again, jumping to 21,726 in a 67.0% increase over the previous year. The following seven years saw steady growth in the number of new permits issued, rising to 46,580 in 2019. In 2020, there was a significant uptick with 60,342 new permits issued, 66.4% of the peak level during the housing boom prior to the Great Recession. Finally, in 2021, the increase continued

though at slight slower rate, jumping to 65,334 new permits issued (an 8.3% increase over 2020).

Many studies have been conducted on the downturn in the housing market. Overbuilding in Arizona during the housing bubble has been widely acknowledged, especially in the two major metropolitan 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 7.4% in 2005 and was among the fastest growing state economies in the nation, following only Idaho at 8.2% and Nevada at 8.0% (*U.S. Bureau of Economic Analysis*). Yet, when the bubble burst, the market was flooded with a surplus of tens of thousands of homes (*Arizona Capitol Times*, May 29, 2009, Vol. 110 Issue 22, p. 24). The situation was confounded by the national credit crisis that surfaced in 2007 and developed into a full-blown crisis in the fall of 2008. Despite declining housing prices, the difficulty of obtaining credit sidelined many would-be buyers, prolonging the process of absorbing the housing overstock. By early 2011, the online real estate database *Zillow* placed the Phoenix metropolitan area at the very top among the 132 metropolitan 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 metropolitan areas that had hit the bottom of the housing market (*First Quarter Real Estate Market Report 2012*, *Zillow*, April 24, 2012). The housing market had absorbed a large amount of inventory at a much faster pace than builders and developers in the region had previously anticipated. Since then, home values have gained upward momentum. According to the *S&P CoreLogic Case-Shiller Home Price Indices* provided by CoreLogic, a data and analytics company, among the 20 metropolitan areas tracked nationally, the Phoenix metropolitan area led the way with 5.5% year-over-year appreciation in home values in March 2012 while the majority of metropolitan areas continued to decline in home prices. The following year (March 2013) saw another top surge of 25.1% in the nation by the Phoenix metropolitan area in the annual home value appreciation. The year-over-year home value appreciation in the Phoenix metropolitan area remained positive at 13.0%, 3.6%, 6.3%, 5.8%, 7.3%, 7.2%, 8.6%, and 21.3% in March of 2014, 2015, 2016, 2017, 2018, 2019, 2020, and 2021 respectively (*S&P CoreLogic Case-Shiller Seasonally Adjusted Home Price Index Levels*, April 2022 release, *CoreLogic*). Arizona Regional Multiple Listing Service, the largest real estate listing service in the state, reports that the median sold price for single-family homes in Arizona climbed from \$119,000 in April 2011 to \$147,000 in April 2012, a 23.5% increase in a single year. It continued to rise to \$184,900, \$205,000, \$217,000, \$235,500, \$249,000, \$268,500, \$285,000, and \$319,000 in April of 2013, 2014, 2015, 2016, 2017, 2018, 2019, and 2020, respectively. In April 2021, it reached \$410,000, increasing by 25.4% from April 2020, more than doubling the home value during the ten-year period.

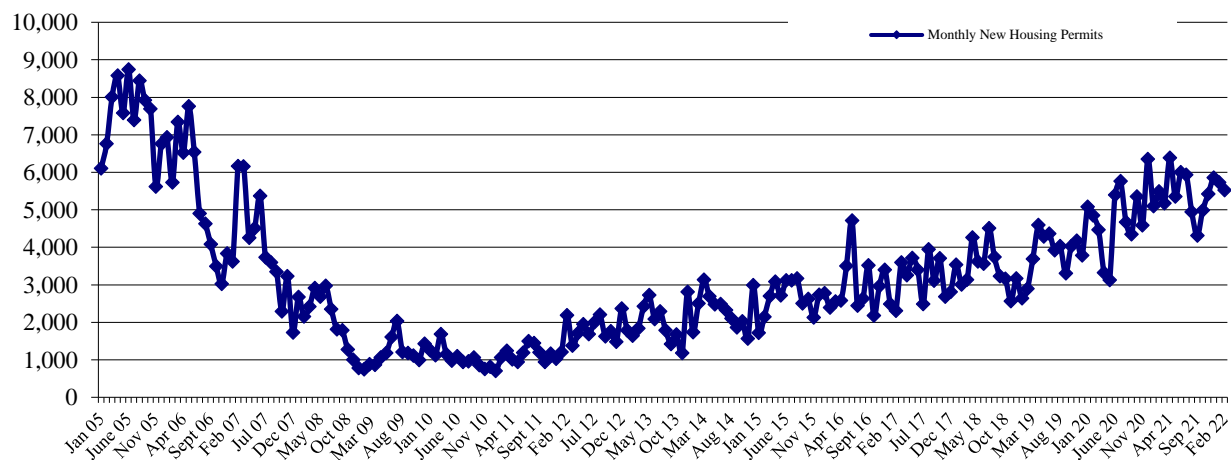
At the same time, foreclosures have dropped dramatically over the years. *CoreLogic* reports that the foreclosure inventory in Arizona reached its peak level at 49,000 in December 2010, driving the foreclosure rate above 4.0% and placing Arizona among the ten states with the highest peak foreclosure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

December 2016, CoreLogic). In December 2017, the rate further declined to 0.2%, and it has remained at that level since (CoreLogic Loan Performance Insights December).

New home sales (including single-family homes, condos, and townhouses), a critical factor for new school construction, have continued to grow in the past year in the Greater Phoenix area. Following annual surges of 27.9% in both 2016 and 2017, the pace slowed down to 8.3% and 9.0% in 2018 and 2019 respectively. In 2020, new home sales experienced an increase of 12.3%, reaching approximately 22,580 (*Monthly Reports - Greater Phoenix Housing Market, Arizona State University*, May 2015–December 2015; monthly new home sales, January 2016–April 2020, *Cromford Associates*). In 2021, new homes appreciated 26% (*The AZ Market, Greater Phoenix Real Estate Update*, 1/7/2022). In the following section, we take a closer look at Arizona’s dramatic housing market since 2005.

Arizona's New Housing Market

Chart 2: New Residential Housing Units Authorized in Arizona, January 2005–February 2022



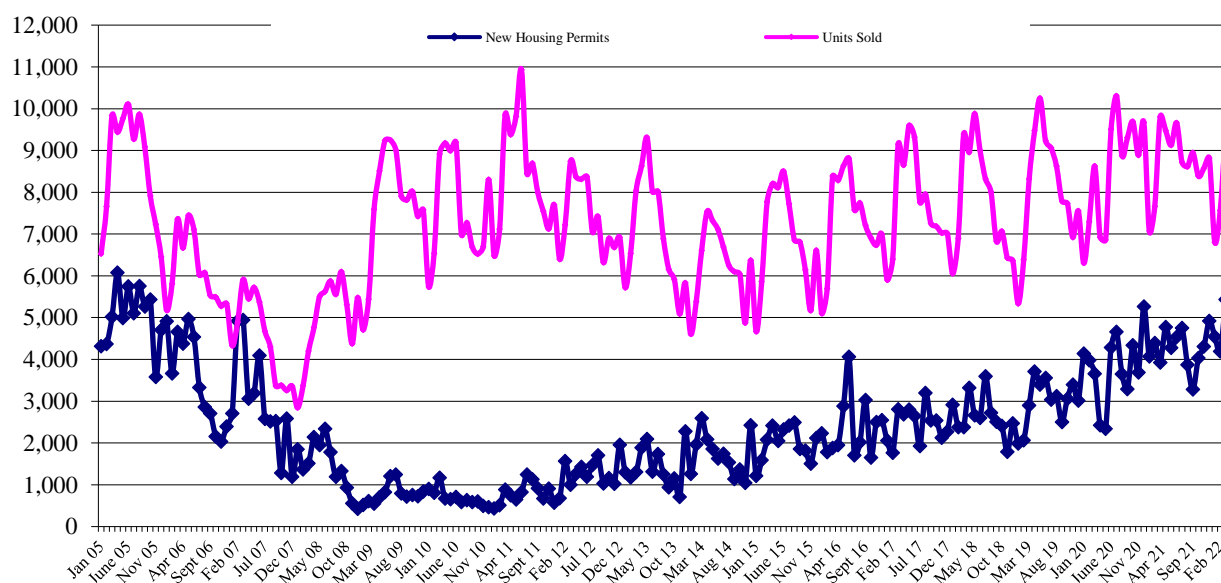
Source: U.S. Census Building Permits Survey, Permits by State – Monthly
(https://www.census.gov/construction/bps/data_visualizations/)

Chart 2 presents the number of residential housing permits issued monthly in Arizona between January 2005 and February 2022. The number of permits reached its peak at 8,737 in June 2005 and started to decline in the fall of that year. The market went sideways (trended neither up nor down) for about half a year before the bubble finally burst in the summer of 2006. Permitting activities picked up speed in the spring of 2007, giving the false indication of a rebound. The upturn was followed by an even deeper decline that led to a low of 743 permits in January 2009. The number of monthly permits hovered near 1,000 for two years from the summer of 2009; about 11% of the peak level in June 2005. It was not until early 2011 that the declining trend began to reverse. Permitting activities climbed during 2012 and the spring of 2013, followed by another decline lasting for half a year. Growth resumed before another eight-month downswing set in from the late spring to the fall of 2014. However, housing permit issuance quickly returned to its level before the decline. Following a relatively stable 2015, the number of monthly permits jumped during May and June 2016, reaching 4,711 in June 2016. After quickly reverting to its pre-spike level in July 2016, the permit issuance trended upwards, reaching 4,261 in April 2018

and then 4,509 in July 2018. The following winter months saw declines in the number of permits, but soon the measure picked up and exceeded 4,200 per month between April 2019 and June 2019. This momentum continued into 2020 with a significantly higher level of permitting activities during the first three months compared to the same period the year before; in January 2020, 5,080 permits were issued, approaching the June 2007 level of 5,371 before the meltdown of the housing market. Although the number of permits issued did temporarily fall beginning in February 2020, June brought a significant issuance increase, rising to 5,394 and surpassing levels from before the Great Recession. Since 2020, the housing market has continued its overall growth and is approaching pre-recession levels.

Phoenix and Tucson Metropolitan Housing Markets

Chart 3a: New Housing Units Authorized and Units Sold in Phoenix Metropolitan Area, January 2005–February 2022



Sources:

New Housing Permits—*FRED*, PHOE004BPPRIV New Private Housing Structures Authorized by Building Permits for Phoenix-Mesa-Chandler, AZ (MSA), Units, Monthly, Not Seasonally Adjusted

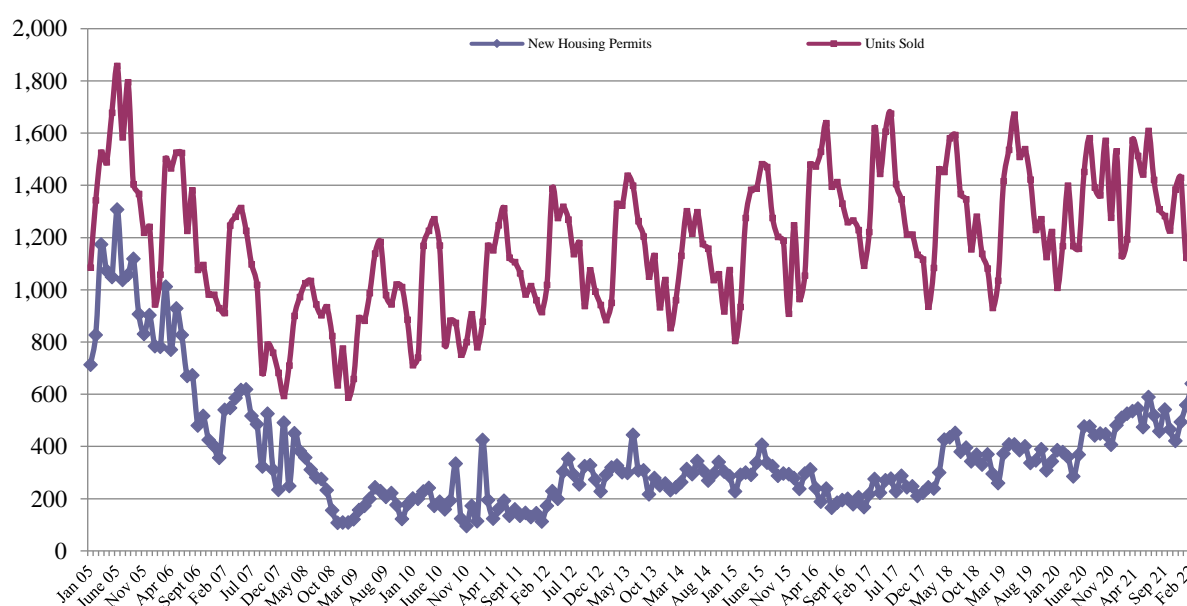
(<https://fred.stlouisfed.org/series/PHOE004BPPRIV>).

Units Sold—*Arizona Regional Multiple Listing Service (ARMLS) Statistics* monthly issues (<https://armls.com/statistics>).

Chart 3a presents information on permits issued (reported by the *U.S. Census Bureau*) and housing sales (captured by the *Arizona Regional Multiple Listing Service*) for the Phoenix metropolitan area, including Maricopa and Pinal Counties. The number of permits generally follows the same pattern as the State. There were substantial rebounds in housing sales (the vast majority of which were resales) between March and December 2009 and between March and June 2010, most likely due to tax rebates offered to first-time homebuyers. Exceptionally low housing prices resulting from a flurry of foreclosures led to increased sales volume, which reached new heights between March and September 2011. This set a monthly sales record of 10,931 in June 2011, surpassing that of June 2005, the peak level during the housing boom years. Multiple

offers for resale listings and substantially higher sales of luxury homes contributed to a new surge during April and May 2013. After a subdued year in 2014, housing sales leaped from April to June 2015, followed by an uptick growth trend in 2016 and 2017 as the result of significant improvement in the demand. The market stayed at the same level in 2018 before it became noticeably more active in 2019 with housing sales surging to 10,251 units in May 2019, the highest since July 2011, most likely as the result of a strong economy and historic low unemployment rates. The first quarter of 2020 continued to see sales volume growth comparable to the same time in 2019. However, the number of new housing units authorized dropped by 33% and home sales by 20% in April 2020, reflecting the negative impact of the COVID-19 pandemic on the housing market in the Phoenix metropolitan area. 2021 saw decreased sales with the year-over-year comparison down by (8.8)%, though still slightly above overall average sales levels of the years leading up to the COVID-19 pandemic. The housing sales market continues to see significant impacts from the COVID-19 pandemic, including new record highs in the average home sales price at \$569,800 and median sales price at \$460,000 in March 2022 (*Arizona Regional Multiple Listing Service*, March 2022 STAT).

Chart 3b: New Housing Units Authorized and Units Sold in Tucson Metropolitan Area, January 2005–February 2022



Sources:

New Housing Units—*FRED*, TUCS004BPPIV New Private Housing Units Authorized by Building Permits for Tucson, AZ (MSA), Units, Monthly, Not Seasonally Adjusted (<https://fred.stlouisfed.org/series/TUCS004BPPIV>).
Units Sold—*Tucson Association of Realtors* (<https://www.tucsonrealtors.org/mlssaz-statistics/>).

For the Tucson metropolitan area (Pima County), the monthly housing permit issuance mirrors the pattern of the Phoenix metropolitan area from 2005 to 2010. The Tucson market was more stable from 2012 to 2015 but saw declines in 2016 and 2017. However, the annual number of permits showed an enormous increase in 2018, surging by nearly 50.0% over the prior year, and staying at the same level in 2019. The sales activity exhibits a pattern with less fluctuation than the Phoenix metropolitan area from 2005 to 2014 and a similar trend from 2015 to 2022 (Chart 3b).

Home prices dropped significantly following the boom years but have shown a somewhat similar trajectory as that of the Phoenix metropolitan area, steadily increasing since 2012 although mostly below levels in the Phoenix area (*Zillow Home Value Index All Homes Time Series*, Zillow Research). The first four months of 2019 saw the same pattern as that of the Phoenix metropolitan area with increased activities in permitting issuance and home sales during the first quarter compared to the same period of the previous year. Significant declines began in January 2020 and lasted through May 2020 as a result of the initial COVID-19 pandemic shock to the industry. In June 2020, a sudden increase in permitting began, a trend that would continue for the remainder of the year and throughout the first half of 2021. Permitting remained relatively consistent at these sustained levels in the second half of 2021 and through March 2022.

The Unpredictability of the Housing Market

The *W.P. Carey School of Business* at *Arizona State University* regularly polls a panel of 20 to 30 economists and experts and publishes their economic forecasts for Arizona in the *Western Blue Chip Economic Forecast*. Table 1 summarizes their consensus forecasts for annual growth in single-family permits for 2005 through 2022. These numbers were reported in the December issues prior to the forecast year.

Table 1: Forecasted and Actual Arizona Single-Family Permitting Annual Growth Rates, 2005–2022

Year	Consensus Forecast	Actual
2005	-3.4%	0.0%
2006	-5.2%	-31.2%
2007	-6.8%	-32.3%
2008	-4.8%	-49.2%
2009	-0.1%	-33.0%
2010	18.5%	-16.1%
2011	26.0%	-4.2%
2012	17.5%	57.1%
2013	33.8%	13.6%
2014	30.1%	-8.4%
2015	16.3%	32.5%
2016	31.0%	11.4%
2017	12.7%	13.0%
2018	10.6%	14.4%
2019	10.1%	5.8%
2020	5.1%	24.4%
2021	3.3%	16.0% (Dec 2021 consensus forecast)
2022	5.0%	5.9% (Mar 2022 consensus forecast)

Source: ASU Seidman Institute, *Western Blue Chip Consensus Forecasts* (<https://seidmaninstitute.com/western-blue-chip/wbc-consensus-archives/>)

Comparing the consensus forecasts and actual annual growth rates, the consensus forecasts were at least 20 percentage points off the mark for nine consecutive years (from 2006 to 2014). Most experts on the panel vastly underestimated the housing downturn and misjudged the subsequent recovery. The panelists predicted that the year 2010 would finally see a rebound with an increase of 18.5%, only to find that the treacherous housing market declined further by (16.1)%. They predicted another increase of 26.0% for 2011 but the actual number of permits decreased by (4.2)% instead. For 2012, the panelists gave a 17.5% growth forecast and found this time the trend reversed with the actual number of housing permits outperforming the forecast by a wide margin of nearly 40.0 percentage points, for growth of 57.1%. The panelists then expected significant increases of 33.8% for 2013 and 30.1% for 2014, only to find that the actual number of permits grew by 13.6% and declined by (8.4)%, respectively. A lower growth rate of 16.3% was projected for 2015, and the actual number turned out to be double the projection at 32.5%. An optimistic forecast of 31.0% growth was then presented for 2016, which ended up being nearly 20 percentage points higher than the actual. It appears that the housing market for new homes had continually defied experts' forecasts/expectations. It was not until 2017 that the forecasts and the actuals finally reflected similar trends.

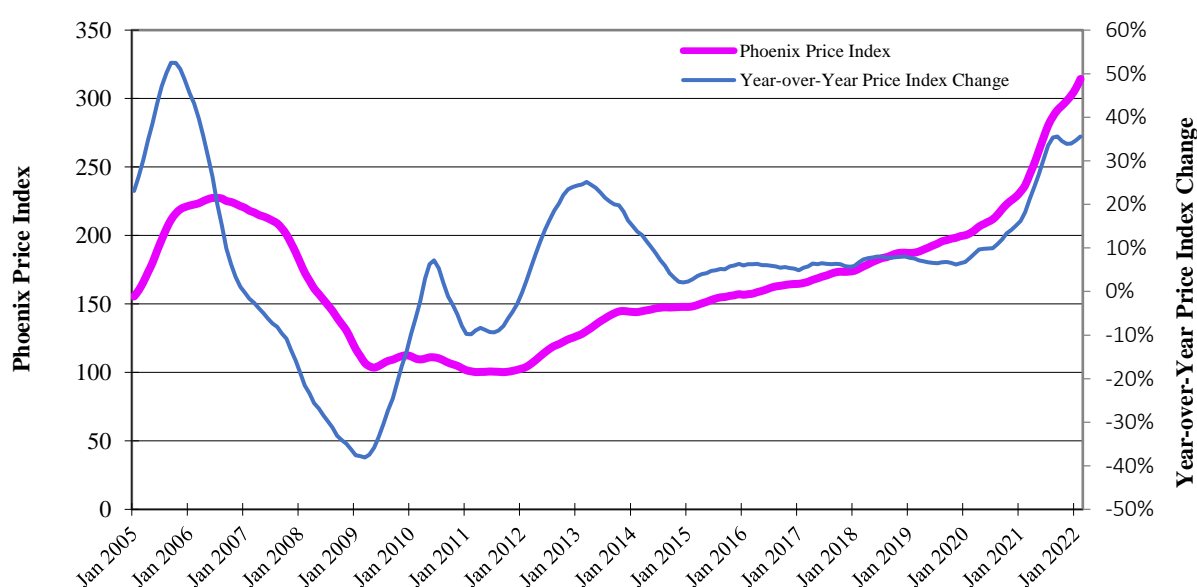
Forecasts for a particular year are updated monthly until the year draws to a close. Usually, the June forecasts are more accurate than forecasts made in the previous December since several months of actual data are available by that time. For 2020, the June 2020 forecast was adjusted to (8.5)% from the December 2019 forecast of 5.1%, with the prediction that the new housing market would be impacted by the COVID-19 pandemic. This prediction proved true with the unexpected housing boom leading to an actual 24.4% single-family permit percentage change over the previous year—the highest since 2015. The December 2020 forecast for 2021 of 3.3% was a seemingly conservative estimate that was continuously updated during 2021, ending with an updated growth estimate of 16.0%. The December 2021 forecast for 2022 was 5.0%, which was revised to 5.9% in the March 2022 issue. Arizona's booming home construction market has proven its ability to persist throughout the COVID-19 pandemic and may surprise experts again with high actual growth.

S&P CoreLogic Case-Shiller Home Price Index

The *S&P CoreLogic Case-Shiller Home Price Indices* track 20 Metropolitan Statistical Areas (MSAs), including Phoenix. Chart 4 shows the year-over-year change in home prices for the Phoenix metropolitan area. The solid line measures the Phoenix price index (left vertical axis); the dashed line measures the year-over-year change of the Phoenix price index (right vertical axis). Just as prices soared between 2005 and the summer of 2006, they came crashing down starting in July 2006. Between then and May 2009, home prices in Phoenix dropped 53.9%. Starting in June 2009, the index trended up for eight consecutive months and slightly declined during the next six months, resulting in the positive year-over-year price change from March 2010 to August 2010, and giving much hope that the housing market was stabilizing and recovering. However, the price index began slumping again in August 2010, reaching its lowest point in August 2011 since December 1999, and the year-over-year change went back to the negative territory between September 2010 and December 2011. However, since September 2011, except for the period between April 2014 and September 2014 when it stayed at approximately the same level, the price index has been on a continuously upward trend. As a result,

the year-over-year change emerged positive in January 2012; it quickly climbed and surged above 20.0% from September 2012 to May 2013, followed by a declining curve from 19.7% in June 2013, to 10.9% in March 2014 and 2.1% in November 2014. It steadily rose afterward for 13 consecutive months, reaching 6.2% in December 2015 and hovered mostly between 5.0% and 6.0% during the following 25 months. Starting from February 2018, the year-over-year change started noticeably increasing again to between 6.0% and 8.0% in the following 26 months. In February 2021, Phoenix reported a 17.4% year-over-year price increase, marking a significant departure from the home pricing stability the state had experienced since 2015. The year-over-year price change has continued to increase, with Phoenix reporting 32.9% for February 2022.

Chart 4: S&P CoreLogic Case-Shiller Home Price Index for Phoenix Metropolitan Area, 2005–2022



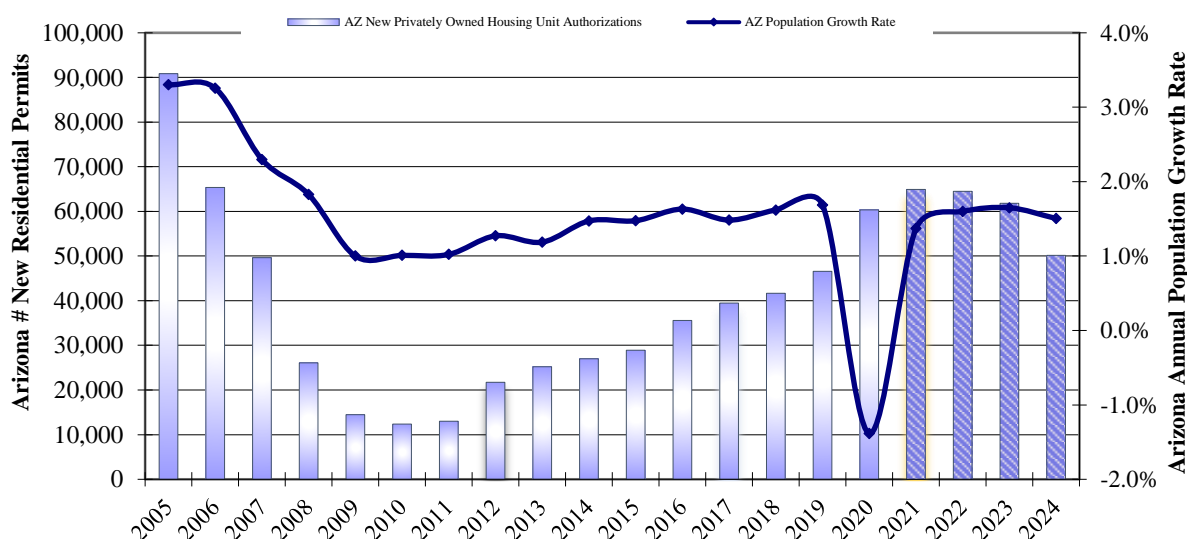
Source: *FRED*, S&P/Case-Shiller AZ Phoenix Home Price Index, Monthly, Not Seasonally Adjusted (<https://fred.stlouisfed.org/series/PHXRNSA>)

Projected Residential Permit and State Population Growth

Housing construction generally follows the state's population growth (Chart 5). The intercensal population estimates for Arizona produced by the *State Demographer's Office* in the Arizona Office of Economic Opportunity show that the population growth rate continued on a declining curve as the housing downturn unfolded. It sank to the lowest point of 0.2% in 2010, followed by an overall ascending trend from 2011 to 2016, likely due to the rapid absorption of housing inventories and the subsequent improvement of the housing market. It has since stayed between 1.5% and 1.6%. The COVID-19 pandemic resulted in a trend in which housing construction increased dramatically. As a result of the ongoing health crisis, people spent more time at home leading many families to seek new housing arrangements. This demand created a surge in new housing construction within the state, with 2020 permit issuance rising sharply and continuing to increase

in 2021, though at a lower rate of increase. Permitting forecasts for 2022 through 2024 suggest a return to approximately pre-Great Recession levels.

Chart 5: Actual and Projected New Residential Permits Compared with Estimated and Projected Population Growth Rates, 2005–2024



Sources:

Residential Permits—Actual numbers from *U.S. Census, Building Permits; Permits by State - Annual* (census.gov/construction/bps/data_visualizations/) are used for 2005–2020, and projected numbers from *Arizona's Economy, University of Arizona, First Quarter 2022 Update* (<https://www.azeconomy.org/2022/03/outlook/arizonas-economy-breaks-new-ground-again/>) for 2021–2024. Population—Estimates from *U.S. Census Bureau* (<https://population.az.gov/>) are used for 2005–2021, and projected numbers from *Arizona's Economy, University of Arizona, First Quarter 2022 Update* (<https://www.azeconomy.org/2022/03/outlook/arizonas-economy-breaks-new-ground-again/>) for 2022–2024.

Arizona School District ADM

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

From 2006 to 2011, the meltdown of the housing market, the ensuing weak economy, the slowdown in population growth, and the enrollment increase in the charter school sector led to the deceleration of school district ADM growth. The district ADM growth rate turned negative in FY 2009 and reached -1.7% in FY 2011, resulting in the closure of some district schools. After further decreases during FY 2012 and FY 2013, the statewide school district ADM experienced a major loss of over 33,220 in FY 2014, a decline of 3.7% from a year earlier. The ADM gained slightly in FY 2015 and grew by over 31,430 in FY 2016, a 3.7% increase from the previous year. The district ADM continued the upward trend by adding over 1,820 in FY 2017; however, the growth turned negative in the following year and the loss accelerated in FY 2019 with the ADM declining by approximately 8,275, staying at a similar level for FY 2020. In FY 2021, due to the COVID-19 pandemic, statewide closure of schools led to a steep decline of

(29,254) in school district ADM. Then, in FY 2022, preliminary 100-day ADM released by the *Arizona Department of Education* indicates that district ADM has rebounded (Table 2).

Table 2: ADM Growth in School District and Charter Schools, FY 2012–FY 2022

	School Districts		Charter Schools		Total	
Fiscal Year	100-Day ADM	Growth Rate	100-Day ADM	Growth Rate	100-Day ADM	Growth Rate
FY 2012	893,317	-0.7%	133,815	10.3%	1,027,132	0.6%
FY 2013	890,529	-0.3%	145,199	8.5%	1,035,728	0.8%
FY 2014	857,303	-3.7%	189,099	30.2%	1,046,403	1.0%
FY 2015	858,303	0.1%	198,248	4.8%	1,056,550	1.0%
FY 2016	889,737	3.7%	173,884	-12.3%	1,063,620	0.7%
FY 2017	891,559	0.2%	180,017	3.5%	1,071,576	0.7%
FY 2018	889,720	-0.2%	190,200	5.7%	1,079,920	0.8%
FY 2019	881,446	-0.9%	201,404	5.9%	1,082,849	0.3%
FY 2020	881,163	0.0%	208,114	3.3%	1,089,277	0.6%
FY 2021	851,909	-3.3%	245,939	18.2%	1,097,848	0.8%
FY 2022	880,464	3.4%	220,146	-10.5%	1,100,610	0.3%
Annualized Growth Rate		-0.1%		5.1%		0.7%

Source: ADM data from ADE’s LEA information request website run on 04/05/2022:

<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. For FY 2022, data are preliminary figures from ADE as of 04/05/2022.

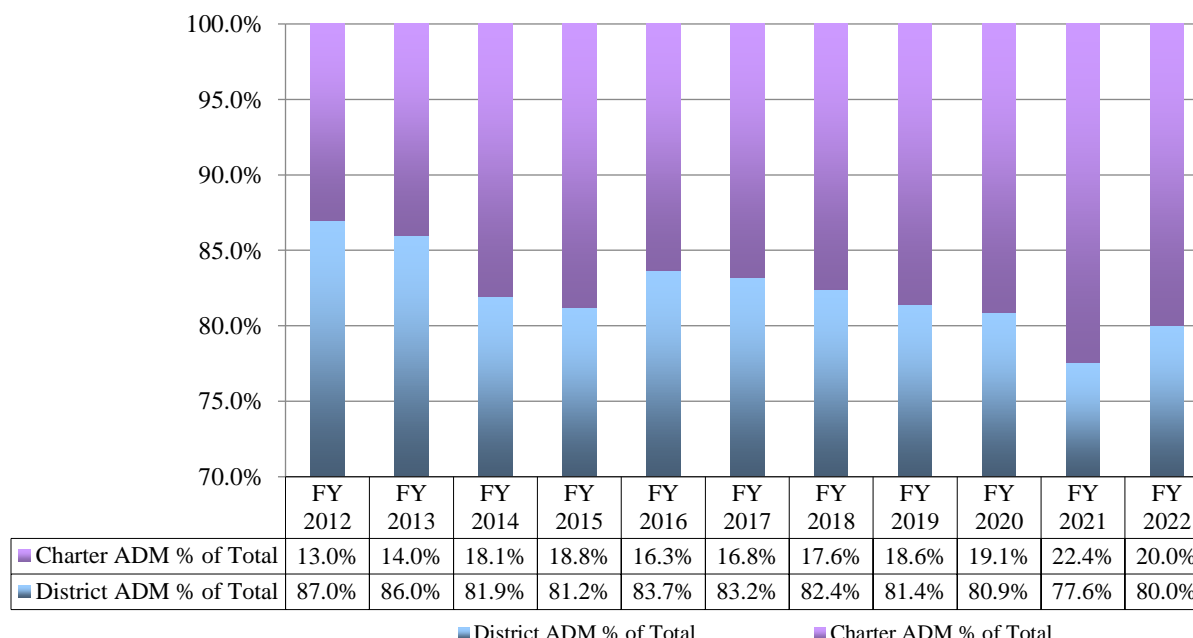
The significant district ADM loss in FY 2014 resulted largely from the conversion of district schools to charter schools. Charter students are not included in district ADM for the purposes of the School Facilities Oversight Board (SFOB). During FY 2014, 60 schools from 20 school districts were converted to or designated as charters. However, per section 1 of Laws 2014, Second Regular Session, Chapter 16 (HB 2711), district-sponsored charter schools that started during FY 2014 were reverted to district schools in FY 2015. As a result, most of the students attending these schools became district students again in FY 2016, contributing to the 3.7% ADM growth. Subsequently, Laws 2016, Second Regular Session, Chapter 124 (HB 2707) repealed school districts’ authority to sponsor charter schools, and the rest of the district-sponsored charter schools that started prior to FY 2014 reverted to district schools in FY 2017, resulting in a further increase of 0.2% in the district ADM.

Enrollment of District Schools vs. Charter Schools

Over the past decade, total district ADM declined by an annualized rate of (0.1)% (Table 2). In contrast, charter school enrollment has grown significantly, with an annualized growth rate of 5.1%. While district ADM has experienced a considerable loss of over (12,853) over the past ten

years, charter schools have gained 86,331, exceeding 220,000 in FY 2022 (for a breakdown of online and non-online ADM, see Exhibit I). The rise in charter school ADM in FY 2021 may be attributed in part to the COVID-19 pandemic and the resulting effects on school closures. Statewide, more charter schools offered in-person instruction five days a week, while some district schools remained virtual with limited in-person services available. 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 2012, charter school ADM accounted for 13.0% of the public education system; in FY 2022, the number increased to 20.0%.

Chart 6: ADM Percentage of District Schools and Charter Schools, FY 2012–FY 2022



Source: ADM data from ADE's LEA information request website run on 04/05/2022

<http://www.ade.az.gov/schoolfinance/forms/LEAQuery/InformationRequest.aspx>. ADM for accommodation school districts and online schools are included in the computation. For FY 2022, data are preliminary figures from ADE as of 04/05/2022.

Growing Districts vs. Declining Districts

Excluding seven accommodation school districts, there are 209 school districts that enrolled students in FY 2022 according to ADE's 100-day projected ADM counts as of April 5, 2022. Among these districts, 141 experienced ADM growth and 68 had declining ADM (Table 3). For every 10 districts with declining ADM, there are 21 districts that are growing, compared to roughly 7 growing districts for every 10 declining districts in FY 2012. This apparent change in trend is likely reflective of the recovery from the COVID-19 pandemic and may revert to the prior trend next year. Table 4 lists Arizona's top ten growing and declining districts, in terms of ADM, between FY 2021 and FY 2022.

Table 3: Number of Districts that Gained or Lost ADM, FY 2012–FY 2022

	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
# Growing Districts	88	87	90	105	99	95	92	87	98	33	141
# Declining Districts	130	130	118	101	109	112	115	120	109	175	68
Growing/ Declining Ratio	0.68	0.67	0.76	1.04	0.91	0.85	0.80	0.73	0.90	0.19	2.07

Sources: ADM data from ADE's LEA information request website 04/05/2022

(<http://www.ade.az.gov/schoolfinance/forms/LEAQuery/InformationRequest.aspx>). ADM counts for online schools are excluded from the computation. Starting with FY 2014, accommodation school districts are excluded per A.R.S § 41-5741. For FY 2022, data are preliminary figures from ADE as of 04/05/2022.

Table 4: Top 10 Districts with Growing or Declining ADM between FY 2021 and FY 2022
(Descriptive statistics on statewide district ADM included)

District	FY 2021 100-Day ADM	FY 2022 100-Day ADM	Change in ADM
Top 10 Districts with Growing ADM			
Phoenix Union High School District	26,736	28,819	2,083
Queen Creek Unified District	9,678	11,760	2,082
Agua Fria Union High School District	8,393	10,462	2,069
Casa Grande Union High School District	3,578	5,580	2,002
Kingman Unified School District	6,202	7,968	1,766
Buckeye Union High School District	4,721	6,421	1,699
Glendale Union High School District	16,344	17,824	1,480
Mingus Union High School District	1,210	2,419	1,209
Yuma Union High School District	10,938	12,101	1,162
Colorado River Union High School District	1,777	2,839	1,061
Top 10 Districts with Declining ADM			
Dysart Unified District	24,570	22,623	-1,947
Fowler Elementary District	5,252	3,424	-1,827
Chandler Unified School District	43,900	42,260	-1,640
Paradise Valley Unified District	28,426	27,113	-1,314
Kyrene Elementary District	15,758	14,564	-1,194
Scottsdale Unified District	21,691	20,733	-959
Deer Valley Unified District	32,110	31,320	-790
Washington Elementary School District	19,277	18,600	-677
Miami Unified District	1,741	1,071	-670
Chinle Unified District	3,054	2,530	-524

Summary of Statewide District ADM			
Minimum of District ADM	3	4	1
Maximum of District ADM	55,426	55,139	-287
Mean (Average) District ADM	3,944	4,076	132
Median District ADM	883	975	92
Median Change in District ADM			14

Source: ADM data from ADE's LEA information request website run on 04/05/2022

<http://www.ade.az.gov/schoolfinance/forms/LEAQuery/InformationRequest.aspx>. ADM for online schools and accommodation districts are excluded. For FY 2022, data are preliminary figures from ADE as of 04/05/2022.

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

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

Effect of the COVID-19 Pandemic on ADM

During the COVID-19 pandemic, statewide ADM saw a steep decline of (3.3)% in FY 2021 and then largely recovered, increasing by 3.4% in FY 2022. On the other hand, charter school ADM increased by 18.2% in FY 2021 and fell by (10.5)% in FY 2022. Statewide, ADM grew slightly by 0.8% in FY 2021 and 0.3% in FY 2022. The state's Empowerment Scholarship Account (ESA) program saw significant growth in FY 2021 due to fewer families choosing to send their children to district schools.

FY 2022 Capital Plan Awards

Three school districts received new construction awards during the FY 2022 capital plan cycle. Marana Unified, Nadaburg Unified, and Pima Unified were awarded new high school space. One additional project was held for consideration for possible approval in next year's Capital Plan cycle. Information on these projects is available in Sections II and III of this report.

Conclusion

In the first few years of the past decade, Arizona's residential housing market continued to suffer from the historic recession. Population growth, as well as student enrollment growth, subsequently slowed. The housing market, however, has been steadily recovering and improving. In some parts of the state, there has been new construction of residential development on a large

scale. Rather than reverse the trends of increases in permits, home sales, and housing prices, the COVID-19 pandemic period continues to see significant growth in the Arizona housing market. While the state's population, housing permits, and home sales are increasing, district enrollment is declining. While this decline has been present for most years in the past decade, there was a spike in FY 2021 in both the number of districts seeing reductions in ADM and the degree of those reductions. While the full extent to which the COVID-19 pandemic impacts the Arizona economy is yet to be determined at this time, the SFOB will continue to closely monitor the broader context of economic, social, and demographic environments, the condition of the housing market, trends of population growth, and changes in ADM to best plan for new school construction projects.

Exhibit I

ADM Growth in School Districts and Charter Schools (Non-Online), FY 2012–FY 2022

	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 2012	892,471	-0.7%	119,403	10.3%	1,011,874	0.5%
FY 2013	889,434	-0.3%	130,891	9.6%	1,020,324	0.8%
FY 2014	856,127	-3.7%	179,409	37.1%	1,035,536	1.5%
FY 2015	856,953	0.1%	184,197	2.7%	1,041,150	0.5%
FY 2016	888,470	3.7%	159,179	-13.6%	1,047,649	0.6%
FY 2017	890,284	0.2%	164,389	3.3%	1,054,673	0.7%
FY 2018	888,086	-0.2%	173,819	5.7%	1,061,905	0.7%
FY 2019	879,708	-0.9%	183,902	5.8%	1,063,610	0.2%
FY 2020	879,712	0.0%	190,478	3.6%	1,070,190	0.6%
FY 2021	831,315	-5.50%	215,947	13.37%	1,047,262	-2.14%
FY 2022	833,914	0.3%	191,204	-11.5%	1,025,118	-2.1%

ADM Growth in School Districts and Charter Schools (Online), FY 2012–FY 2022

	School Districts		Charter Schools		Total (Online)	
Fiscal Year	100-Day ADM	Growth Rate	100-Day ADM	Growth Rate	100-Day ADM	Growth Rate
FY 2012	846	17.5%	14,412	10.3%	15,258	10.7%
FY 2013	1,096	29.4%	14,308	-0.7%	15,404	1.0%
FY 2014	1,176	7.4%	9,691	-32.3%	10,867	-29.5%
FY 2015	1,350	14.7%	14,050	45.0%	15,400	41.7%
FY 2016	1,266	-6.2%	14,704	4.7%	15,971	3.7%
FY 2017	1,275	0.6%	15,628	6.3%	16,902	5.8%
FY 2018	1,633	28.1%	16,381	4.8%	18,015	6.6%
FY 2019	1,738	6.4%	17,502	6.8%	19,239	6.8%
FY 2020	1,451	-16.5%	17,636	0.8%	19,087	-0.8%
FY 2021	20,594	1,319.32%	29,992	70.06%	50,586	165.03%
FY 2022	46,550	126.0%	28,942	-3.5%	75,492	49.2%

Source: ADM data from ADE's LEA information request website run on 04/05/2022

<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). For FY 2022, data are preliminary figures from ADE as of 04/05/2022.

Board Approved Projects

Projects Held for Consideration for Approval in FY 2023

Projects Held for Consideration Currently Scheduled for Approval in FY 2023

District	Project Number	Project Type ¹	Grade Level	Square Feet	Student Capacity	County	Formula Funding ²	Estimated Construction Timeframe
Somerton Elementary	140411000-9999-010N	New School	K-6	1,260	16	Yuma	\$363,082	<1 Year
							\$363,082	

¹ District has indicated this will be additional space at an existing school.

² Does not include land or specific site conditions. Based on funding per square foot approved by JLBC on 12/14/21.

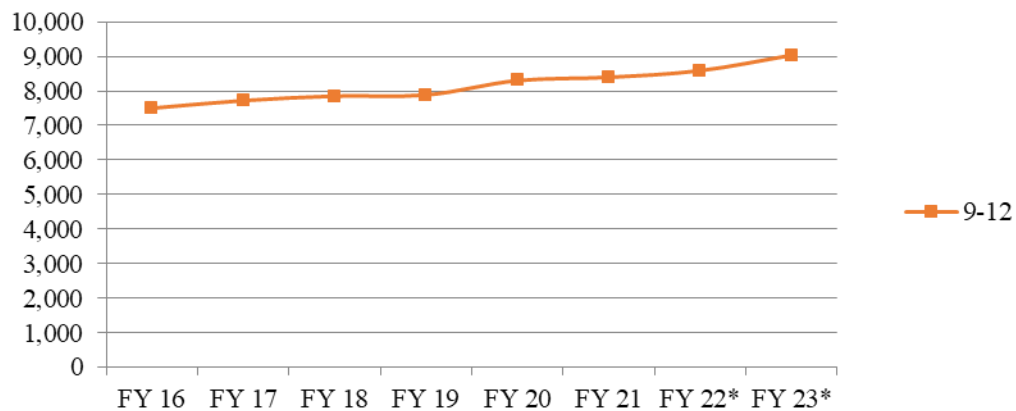
Backup Information used in FY 2022 Capital Plan Cycle

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 five 9-12 schools.

District ADM History



*FY 22 and FY 23: ADM projections

District Outlook

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

Agua Fria Union High School District Outlook

The Agua Fria Union High School District is fed by Avondale Elementary and Litchfield Elementary. Agua Fria UHSD grew from 120,678 in 2010 to 162,066 in 2020.¹ This represents a 34.3% increase in the population over the 10-year period², equivalent to an average annual growth rate of 3.0%. The high schools serve an area in the West Valley that includes parts of the cities of Avondale, Buckeye, Goodyear, Litchfield Park, and the unincorporated community of Waddell.

Overall, the West Valley region is projected to capture 50% of the growth in Maricopa County over the next 25 years.³

Avondale has over 83,000 residents with a median age of 30.⁴ The city has many key industries which include manufacturing, corporate regional headquarters, financial business services, emerging technology, and healthcare.⁵ Avondale has several incentives to boost economic development. One incentive is the Infill Incentives Program which gives a 50% waiver for building permits and plan review fees for eligible projects within commercial and residential infill incentive areas.⁶ Another incentive is the New Market Tax Credit Program which uses tax credits to attract private investment to distressed communities.⁷

Goodyear has roughly 88,870 people and has a consistent growth rate.⁸ This is expected to continue and is projected to reach almost 250,000 people by 2055.⁹ The majority age distribution is between 35-44.¹⁰ There are approximately 18,700 family households with children in Goodyear.¹¹ Most people live along the I-10 Corridor that the school district serves.¹² Goodyear MPA projects a build-out of 760,000 residents with 288,000 dwelling units and 328,000 jobs.¹³

¹ U.S. Census Bureau

² Ibid.

³ Avondale Economic Development, *Economic Development Overview*, by Avondale Economic Development, 2018, <https://www.avondaleaz.gov/home/showdocument?id=12058> (accessed December 6, 2021).

⁴ Arizona Commerce Authority, *Community Profile for Avondale*, by Arizona Commerce Authority, 2018, <https://www.azcommerce.com/a/profiles/ViewProfile/47/Colorado+City/> (accessed December 6, 2021).

⁵ Ibid.

⁶ Ibid.

⁷ Ibid.

⁸ City of Goodyear, *Goodyear 2025: City of Goodyear general plan*, by City of Goodyear, 2014, <https://www.goodyearaz.gov/home/showpublisheddocument/10645/635531938417430000> (accessed December 6, 2021).

⁹ Ibid.

¹⁰ Ibid.

¹¹ Ibid.

¹² Ibid.

¹³ Ibid.

Buckeye is projected to continue to expand due to its physical and geographic position with a potential supported population of over 1.5 million.¹⁴ Also, 55% of residents have an average household income of \$50,000 or more. Average household income is projected to increase by \$15,000 in coming years, and 59% of residents have some form of college education.¹⁵ In addition, Buckeye has many key established and developing industries, such as advanced manufacturing, health care, aviation, and higher education.¹⁶

The City of Litchfield Park has a population of 6,436 residents as of 2019 with a growth rate of 3.9% projected annual population growth.^{17,18} The city has many key industries, including education, health care, social assistance, arts, entertainment, food, and recreation.¹⁹ One recent economic development project in the area is the \$15 million renovation and expansion of the Wigwam Resort which will include single and multi-family housing.²⁰ Another development is Litchfield Square which is a 30 acres to be used for shops, offices, boutiques, amphitheater, parks, and restaurants.²¹

The growth of these cities, economic development activities, residential developments, and relatively young age of the populations will drive stable growth of Agua Fria Union High School District ADM in the next several years.

¹⁴ "Population & Demographics," *City of Buckeye*, Accessed December 6, 2021, <https://growbuckeyeredesign.prod.govaccess.org/research-data/population-demographics>

¹⁵ "Choose Buckeye," City of Buckeye, Accessed December 6, 2021, <https://www.growbuckeye.com/pages/choose-buckeye#Demographics>

¹⁶ Ibid.

¹⁷ U.S. Census Bureau, "QuickFacts: Litchfield Park city, Arizona," U.S. Census Bureau, Accessed December 6, 2021, <https://www.census.gov/quickfacts/litchfieldparkcityarizona>

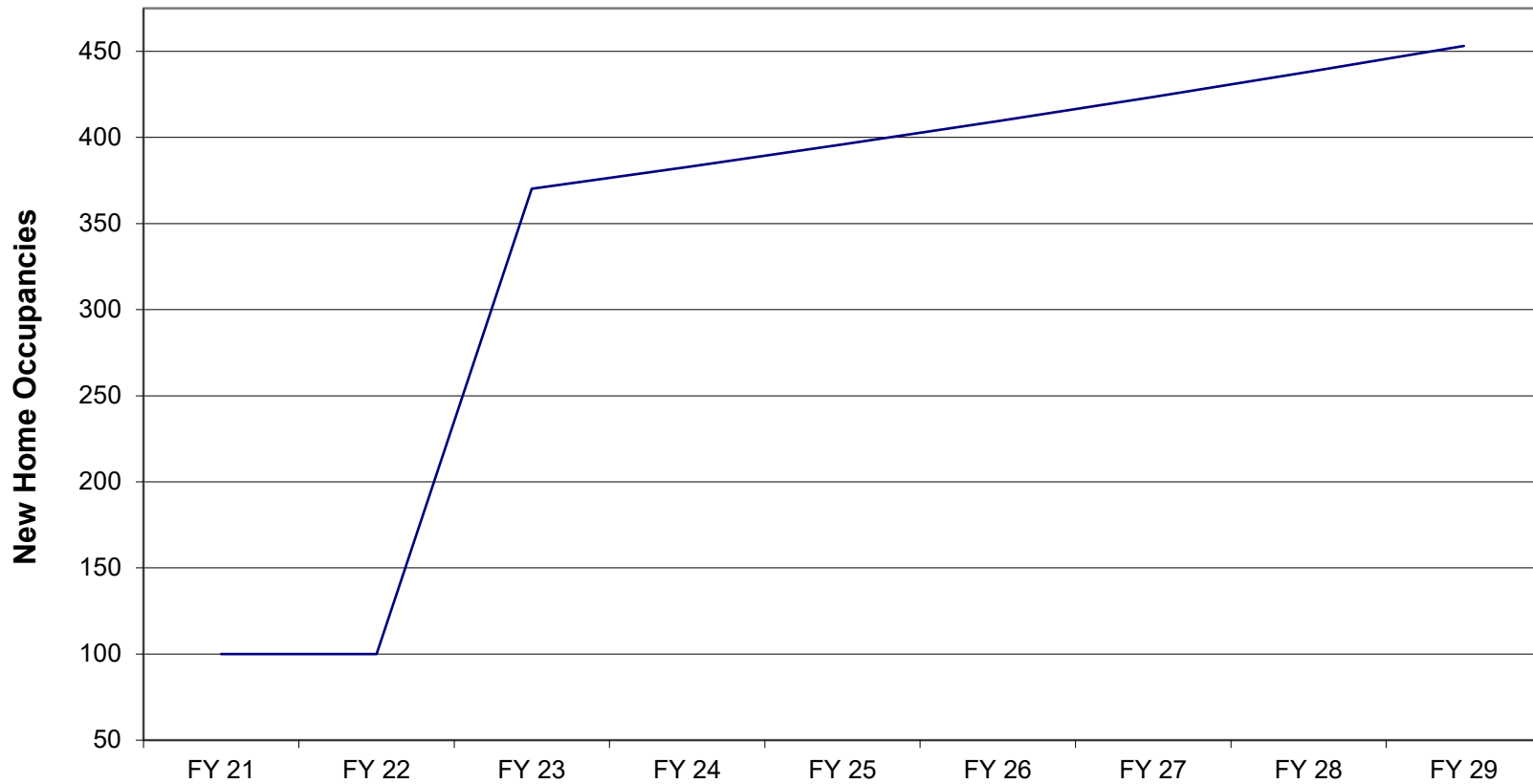
¹⁸ "Economic Development," The City of Litchfield Park Arizona, Accessed December 6, 2021, <https://www.litchfield-park.org/747/Economic-Development>

¹⁹ Ibid.

²⁰ Arizona Commerce Authority, *Community Profile for Litchfield Park*, by Arizona Commerce Authority, 2018, <https://www.azcommerce.com/a/profiles/ViewProfile/47/Colorado+City/> (accessed December 6, 2021).

²¹ Lauren Serrato, "Litchfield Park breaks ground on Litchfield Square," *West Valley Views*, September 23, 2021, https://www.westvalleyview.com/news/litchfield-park-breaks-ground-on-litchfield-square/article_3bb2a606-1b2a-11ec-b107-2ffaa0d8e4e1.html (accessed December 6, 2021).

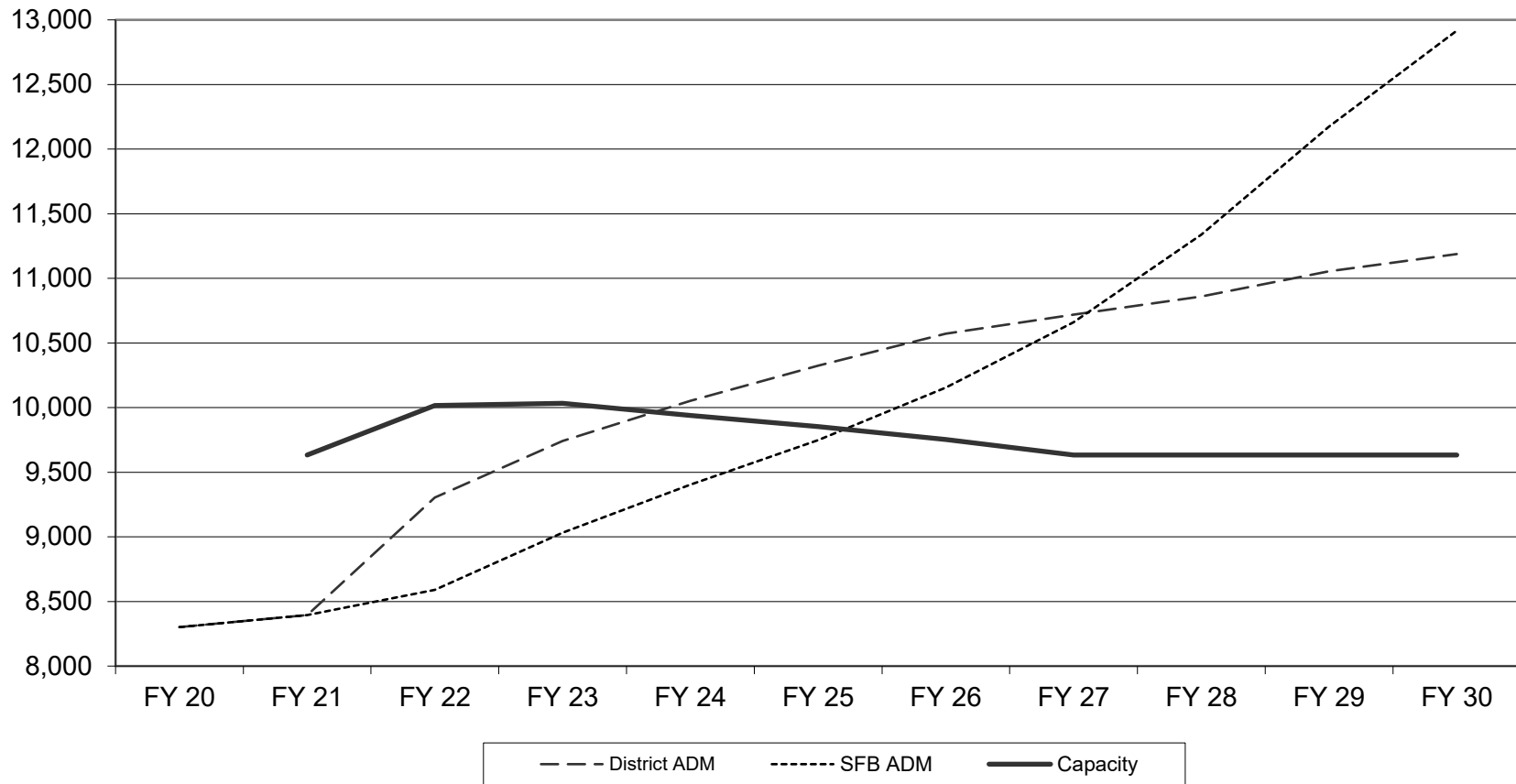
New Home Occupancies (1)
 Agua Fria Union High School District



(1) FY 21 and FY 22 were provided by the District. FY 23 through FY 29 updated by ASU Research team in FY 22.
 Projections are:

FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	Total
100	100	370	383	396	410	424	438	453	3,073

9-12 Graph
 Agua Fria Union High School District



9-12	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
District ADM	8,301	8,394	9,304	9,741	10,053	10,324	10,572	10,720	10,859	11,055	11,188
SFB ADM	8,301	8,394	8,590	9,032	9,404	9,749	10,154	10,661	11,339	12,175	12,917
Capacity		9,633	10,016	10,033	9,940	9,854	9,752	9,633	9,633	9,633	9,633

**STATE OF ARIZONA
SCHOOL FACILITIES OVERSIGHT BOARD**

**2022 New Construction Analysis
Agua Fria Union District
CTD – 070516
(9-12)**

District New Construction Request

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

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

Staff Recommendation for December 15, 2021

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

Note: The actual capacity of a 1,800-student 9-12 school in this district is 2,394 students.

*** Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 41-5741 D. (2). Subject to change in future review.**

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

9-12	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
Existing Capacity (1)	9,633	9,633	9,633	9,633	9,633	9,633	9,633	9,633	9,633	9,633
District-funded Capacity (2)	-	383	400	307	221	119	-	-	-	-
Total Student Capacity	9,633	10,016	10,033	9,940	9,854	9,752	9,633	9,633	9,633	9,633

<i>District's ADM Projections</i>	8,394	9,304	9,741	10,053	10,324	10,572	10,720	10,859	11,055	11,188
ADM Growth Rate	1.1%	10.8%	4.7%	3.2%	2.7%	2.4%	1.4%	1.3%	1.8%	1.2%
Number of Students for which new space is required (3)		(712)	(292)	113	470	820	1,087	1,226	1,422	1,555

<i>SFOB Recommended ADM Projections</i>	8,394	8,590	9,032	9,404	9,749	10,154	10,661	11,339	12,175	12,917
ADM Growth Rate	1.1%	2.3%	5.1%	4.1%	3.7%	4.2%	5.0%	6.4%	7.4%	6.1%
Number of Students for which new space is required (3)		(1,427)	(1,001)	(535)	(104)	402	1,028	1,706	2,542	3,284

(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. 41-5711 E.6. See Local Funds page.

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

DECEMBER 15, 2021 STAFF RECOMMENDATION

The staff recommendation is to hold for consideration for possible future funding per A.R.S. 41-5741 D (2):

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
TBD - New School	9-12	1,800	125	225,000	2,394	FY 26

ADM Projections
 Agua Fria Union High School District

12/6/2021

District Provided ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
9 - 12	8,301	8,394	9,304	9,741	10,053	10,324	10,572	10,720	10,859	11,055	11,188	11,322
% change		1.1%	10.8%	4.7%	3.2%	2.7%	2.4%	1.4%	1.3%	1.8%	1.2%	1.2%

SFOB ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
9 - 12	8,301	8,394	8,590	9,032	9,404	9,749	10,154	10,661	11,339	12,175	12,917	13,509
% change		1.1%	2.3%	5.1%	4.1%	3.7%	4.2%	5.0%	6.4%	7.4%	6.1%	4.6%

Assumptions:

FY 20 and FY 21 are actual based on information received from ADE. FY 22 through FY 31 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
9 - 12	8,301	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
% change		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

ADM History
 Agua Fria Union High School District

	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	5-Year Average
9 - 12	7,501	7,721	7,852	7,884	8,301	8,394	
% change		2.9%	1.7%	0.4%	5.3%	1.1%	2.3%

Square Footage and Capacity by School

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	-
District-funded addition to Agua Fria HS (FY 20)	5,450	5,450	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	63,735	63,735	0	NA	0	94	-
District-funded addition to M.H.S (FY 21)	1,850	1,850	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	27,161	27,161	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	33,107	33,107	0	NA	0	94	-
SFB-funded Canyon View High School	240,198	40,198	200,000	NA	200,000	94	2,128
Total	984,359	168,138	816,221	31,296	984,925		9,633
(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 41-5711 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

12/6/2021

9-12 Square Footage	Prior Years	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
Agua Fria 1027-1029 net of replacement space (FY 05)	5,168										5,168
Millennium HS bldgs. 1017-1020 (FY 05)	12,305										12,305
Desert Edge auditorium addition bldg. 1011 (FY 06)	11,596										11,596
Verrado bldg. 1008 (FY 07)	16,824										16,824
Millennium HS bldgs. 1021, 1023 (FY 08)	9,157										9,157
Agua Fria bldg. 1031 (FY 13)	13,668										13,668
Millennium bldgs. 1024 & 1025 (FY 13)	42,713										42,713
Agua Fria bldg. 1032 (FY 14)	947										947
Desert Edge bldg. 1012 (FY 14)	5,000										5,000
Verrado bldg. 1011 (FY 15)	3,665										3,665
Desert Edge dance room (FY 16)	5,000										5,000
Agua Fria field house net of replacement space (FY 16)	947										947
Verrado bldg. 1012 (FY 18)	10,001										10,001
Desert Edge bldg. 1013 (FY 19)	10,565										10,565
Canyon View HS (FY 18)	40,198										40,198
Agua Fria HS bldgs. 1033 & 1034 (FY 20)	5,450										5,450
Millennium HS bldg. 1026 (FY 21)	1,850										1,850
Millennium HS		42,835									42,835
Agua Fria HS			6,360								6,360
Desert Edge HS			5,600								5,600
Cumulative Total	195,054	237,889	249,849	249,849	249,849	249,849	249,849	249,849	249,849	249,849	249,849
ADM Projections	8,394	8,590	9,032	9,404	9,749	10,154	10,661	11,339	12,175	12,917	
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)	197,260	201,859	212,249	221,006	229,109	238,624	250,537	266,474	286,104	303,542	
Square Footage to be built in excess of 25% threshold	0	36,030	37,600	28,843	20,740	11,225	0	0	0	0	
Capacity of excess square footage	0	383	400	307	221	119	0	0	0	0	

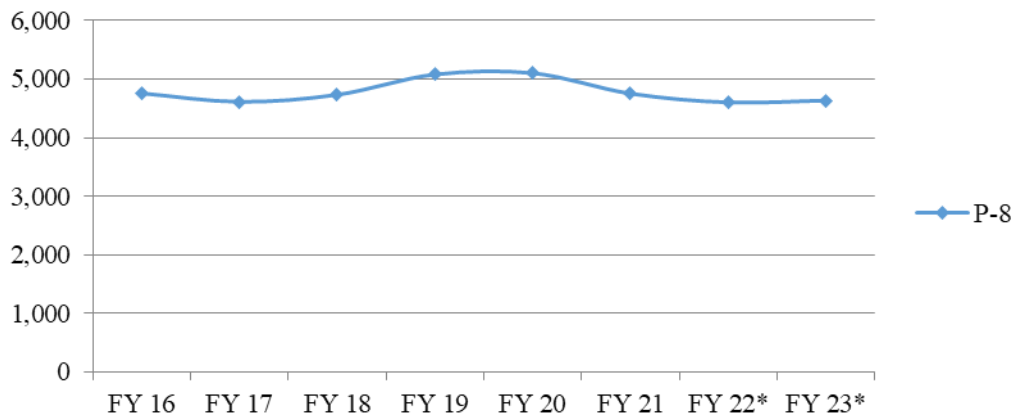
(1) per A.R.S. 41-5711 E.6.

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 eight K-8 schools.

District ADM History



*FY 22 and FY 23: ADM projections

District Outlook

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

Buckeye Elementary School District

Buckeye Elementary School District is in Western Maricopa County. Buckeye ESD grew from 37,662 in 2010 to 53,249 in 2020.¹ This represents a 41.39% increase in the population over the 10-year period, equivalent to an average annual growth rate of 3.6%.² The City of Buckeye is projected to be the fastest growing city in the U.S. over the past decade.³ The city is projected to continue to expand due to its physical and geographic position with a potential supported population of over 1.5 million.⁴ Also, 55% of residents have an average household income of \$50,000 or more. Average household income is projected to increase by \$15,000 in coming years. And 59% of residents have some form of college education.^{5,6} In addition, Buckeye has many key established and developing industries, including:

- Advanced Manufacturing
- Healthcare
- Aviation
- Higher Education

KORE Power is one recent large manufacturer that chose to build their new facility in Buckeye. The one million square foot facility will manufacture and store lithium-ion batteries.⁷ Buckeye offers funding opportunities for businesses looking to invest in the rehabilitation of existing buildings through the Catalyst Program.⁸ The city offers up to \$50,000 of reimbursable funding support for development projects. To date, the program has generated \$1.5 million in private investment in the community through 32 completed projects.⁹

Buckeye also has robust economic development opportunities that support continued healthy growth. One opportunity is Foreign Trade Zone No. 277. The trade zone can reduce real and personal property taxes by up to 72% when a firm decides to build in that zone.¹⁰ This allows the firms to be cost competitive when operating U.S.-based sites. Another opportunity is developing property in the Opportunity Zone. This zone provides tax incentives on capital gains money that is invested in the zone.¹¹

¹ U.S. Census Bureau

² Ibid.

³ "Choose Buckeye," City of Buckeye, 2021, <https://www.growwbuckeye.com/pages/choose-buckeye#Demographics>

⁴ "Population & Demographics," City of Buckeye, 2019, <https://growbuckeyeredesign.prod.govaccess.org/research-data/population-demographics>

⁵ "Choose Buckeye," City of Buckeye, 2021, <https://www.growwbuckeye.com/pages/choose-buckeye#Demographics>

⁶ "Population & Demographics," City of Buckeye, 2019, <https://growbuckeyeredesign.prod.govaccess.org/research-data/population-demographics>

⁷ "KORE Power," City of Buckeye, 2021, <https://www.growwbuckeye.com/pages/kore-power>

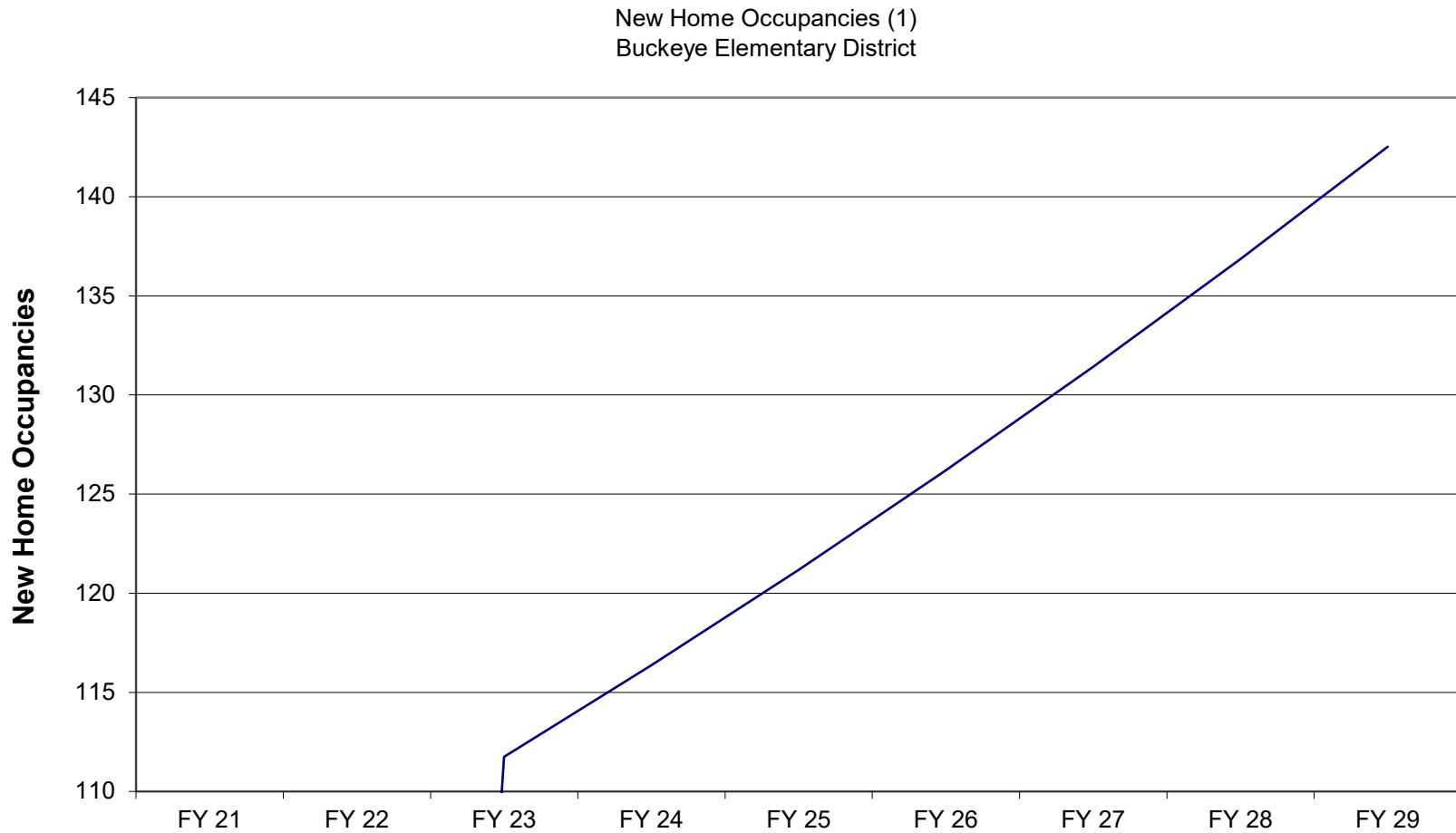
⁸ "Catalyst Program," City of Buckeye, 2021, <https://www.growwbuckeye.com/pages/catalyst-program>

⁹ Ibid.

¹⁰ "Resources," City of Buckeye, 2021, <https://www.growwbuckeye.com/pages/resources>

¹¹ Ibid.

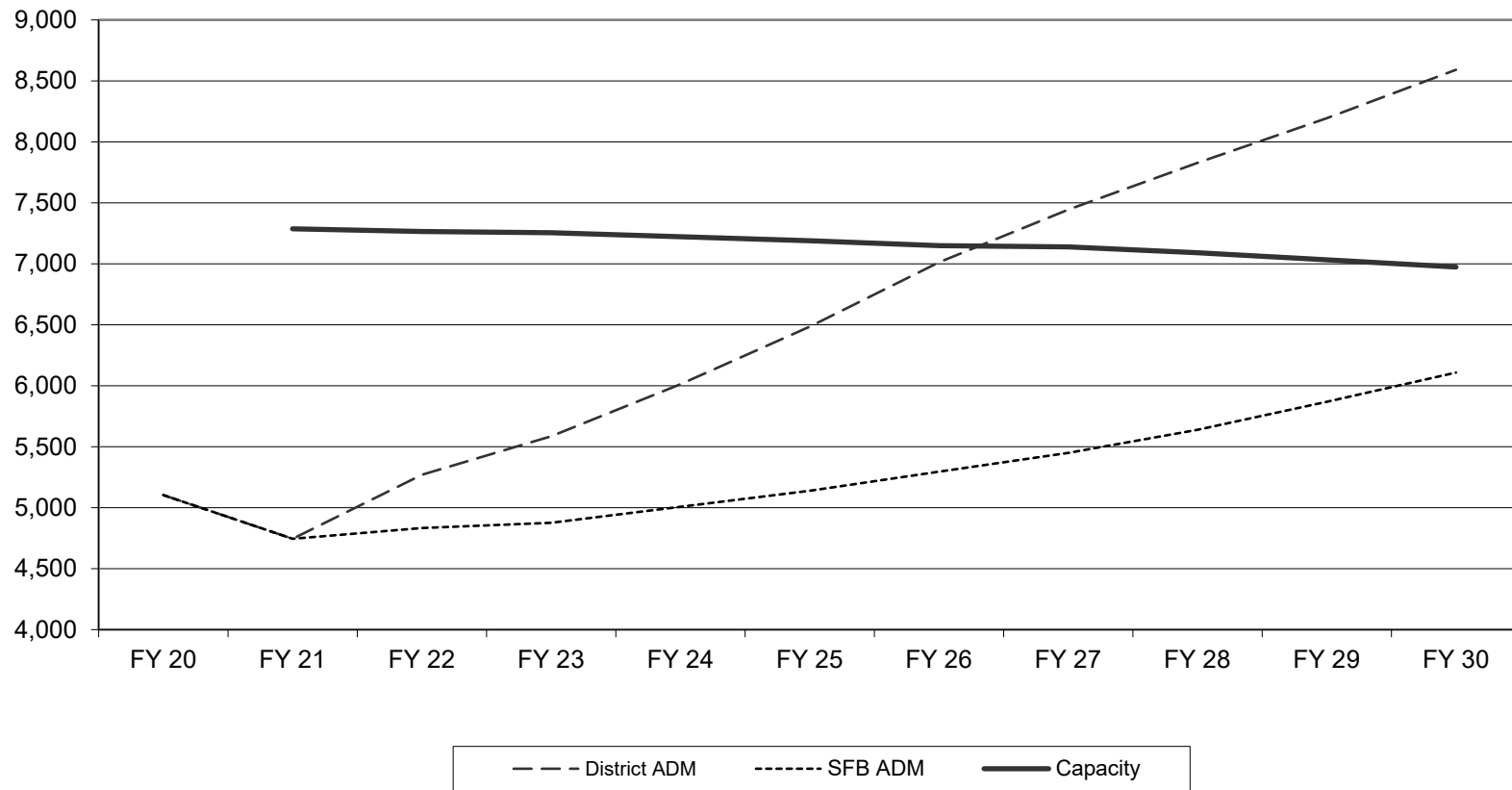
While the housing growth has slowed slightly in the past few years, this trend will likely reverse with the new economic development and new housing growth needed to meet those labor demands. As such, Buckeye will likely see additional growth in the coming years that will lead to additional children entering the district.



(1) FY 21 and FY 22 were provided by the District. FY 23 through FY 29 updated by ASU Research team in FY 22.
Projections are:

FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	Total
0	0	112	116	121	126	131	137	143	886

K-8 Graph
Buckeye Elementary District



K-8	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
District ADM	5,104	4,745	5,270	5,585	6,013	6,484	7,012	7,443	7,829	8,195	8,591
SFB ADM	5,104	4,745	4,834	4,877	5,008	5,139	5,296	5,449	5,640	5,868	6,108
Capacity		7,287	7,265	7,254	7,221	7,188	7,149	7,138	7,091	7,034	6,974

**STATE OF ARIZONA
SCHOOL FACILITIES OVERSIGHT BOARD**

**2022 New Construction Analysis
Buckeye Elementary District
CTD – 070433
(K-8)**

District New Construction Request

FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)	FY 29 (7/1/28-6/30/29)
				K-8 for 950 students (011N)		K-8 for 950 students	

Staff Notes Regarding District's Request: Project 011N was held for consideration last year for 950 students to open in FY 27. The district does not have any vacant parcels in inventory and may need to acquire land for this anticipated future growth.

Staff Recommendation for December 15, 2021

FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)	FY 29 (7/1/28-6/30/29)
				No longer projected to be approved within current analysis timeframe		No approval *	

*** Not approved for funding within the current two-year window. Subject to change in future review.**

New Construction Analysis
Buckeye Elementary District
K - 8

K-8	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
Existing Capacity (1)	5,905	5,905	5,905	5,905	5,905	5,905	5,905	5,905	5,905	5,905
District-funded Capacity (2)	1,382	1,360	1,349	1,316	1,284	1,244	1,234	1,186	1,129	1,069
Total Student Capacity	7,287	7,265	7,254	7,221	7,188	7,149	7,138	7,091	7,034	6,974

<i>District's ADM Projections</i>	4,745	5,270	5,585	6,013	6,484	7,012	7,443	7,829	8,195	8,591
ADM Growth Rate	-7.0%	11.1%	6.0%	7.7%	7.8%	8.1%	6.1%	5.2%	4.7%	4.8%
Number of Students for which new space is required (3)		(1,995)	(1,669)	(1,208)	(704)	(137)	305	738	1,161	1,617

<i>SFOB Recommended ADM Projections</i>	4,745	4,834	4,877	5,008	5,139	5,296	5,449	5,640	5,868	6,108
ADM Growth Rate	-7.0%	1.9%	0.9%	2.7%	2.6%	3.1%	2.9%	3.5%	4.1%	4.1%
Number of Students for which new space is required (3)		(2,430)	(2,377)	(2,213)	(2,049)	(1,853)	(1,689)	(1,451)	(1,165)	(866)

(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. 41-5711 E.6. See Local Funds page.

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

DECEMBER 15, 2021 STAFF RECOMMENDATION

No longer projected to be approved within current analysis timeframe.

ADM Projections
Buckeye Elementary District

12/9/2021

District Provided ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 8	5,104	4,745	5,270	5,585	6,013	6,484	7,012	7,443	7,829	8,195	8,591	8,976
% change		-7.0%	11.1%	6.0%	7.7%	7.8%	8.1%	6.1%	5.2%	4.7%	4.8%	4.5%

SFOB ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 8	5,104	4,745	4,834	4,877	5,008	5,139	5,296	5,449	5,640	5,868	6,108	6,357
% change		-7.0%	1.9%	0.9%	2.7%	2.6%	3.1%	2.9%	3.5%	4.1%	4.1%	4.1%

Assumptions:

FY 20 and FY 21 are actual based on information received from ADE. FY 22 through FY 31 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 8	5,140	5,130	5,252	5,481	5,827	6,207	6,628	7,036	7,472	7,934	8,424	NA
% change		-0.2%	2.4%	4.4%	6.3%	6.5%	6.8%	6.2%	6.2%	6.2%	6.2%	NA

ADM History
 Buckeye Elementary District

	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	5-Year Average
K - 8	4,761	4,613	4,734	5,079	5,104	4,745	
% change		-3.1%	2.6%	7.3%	0.5%	-7.0%	-0.1%

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 Buckeye Elementary	1,415	1,415	0	0	0	88.5	0
SFB-funded Bales Elementary	73,920	0	73,920	NA	73,920	80.9	914
District-funded SF added to Bales	12,986	9,130	3,856	386	3,470	88.5	39
SFB-funded Sundance Elementary (2)	75,112	0	75,112	NA	75,112	80.9	928
District-funded SF added to Sundance	10,790	10,790	0	0	0	80	0
SFB-funded Westpark	73,920	0	73,920	NA	73,920	80.9	914
SFB-funded Steven Jasinski	73,920	0	73,920	NA	73,920	80	924
District-funded SF added to Steven Jasinski	6,552	6,552	0	0	0	80	0
SFB-funded Inca	73,920	0	73,920	NA	73,920	80	924
Marionneaux Elementary School (opened August 2017) (3)	84,931	67,013	17,918	NA	17,918	80	224
Buckeye Preschool	23,396	23,396	0	NA	0	80	0
John McCain III Elementary School (3)	92,663	0	92,663	NA	92,663	80	1158
Total K-8 Square Footage	747,159	148,509	598,650	2,160	596,490		7,287
(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 41-5711 depending on the type of square footage.							
(2) Originally approved for 73,920 SF, but project was designed for 75,112 SF within SFB budget. Entire amount funded by SFB is included in capacity analysis.							
(3) See Local Funds page for excluded area which varies by year based on ADM.							
Note: SFB-funded schools are not adjusted for interior corridors.							

Local Funds Report
Buckeye Elementary District

12/9/2021

K-8 Square Footage	Prior Years	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
Addition to Bales (FY 07)	9,130										9,130
Addition to Sundance (FY 07)	10,790										10,790
Buckeye El bldg. 1025 (FY 10)	1,415										1,415
Steven Jasinski bldg. 1002 (FY 13)	6,552										6,552
Marionneaux (FY 17)	84,931										84,931
John S. McCain III Elementary School (School #8)	92,663										92,663
District-funded addition to SFOB 011N							2,200				2,200
Cumulative Total	205,481	205,481	205,481	205,481	205,481	205,481	207,681	207,681	207,681	207,681	207,681
ADM Projections	4,745	4,834	4,877	5,008	5,139	5,296	5,449	5,640	5,868	6,108	
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	94,900	96,684	97,538	100,163	102,789	105,926	108,987	112,796	117,366	122,159	
Square Footage to be built in excess of 25% threshold (1)	110,581	108,797	107,943	105,318	102,692	99,555	98,694	94,885	90,315	85,522	
Capacity of excess square footage	1,382	1,360	1,349	1,316	1,284	1,244	1,234	1,186	1,129	1,069	

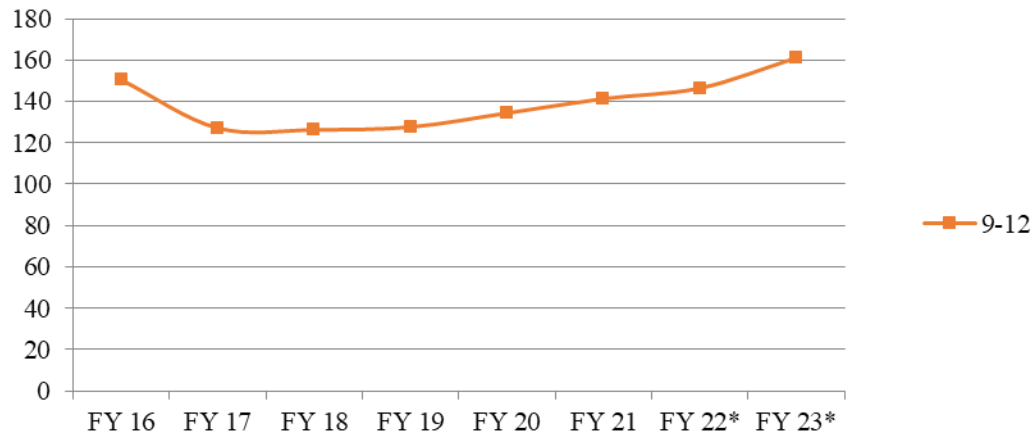
(1) per A.R.S. 41-5711 E.6.

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 four buildings purchased and renovated by the district seven years ago to accommodate its growing population.

District ADM History



*FY 22 and FY 23: ADM projections

District Outlook

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

Colorado City Unified School District Outlook

Colorado City Unified School District is located on the northern border of Arizona and directly across from Hildale, Utah.¹ Colorado City USD decreased in population from 6,133 in 2010 to 4,095 in 2020.² This represents a decrease of one-third of its size over the 10-year period, equivalent to an average annual growth rate of -4.0%.³ The district serves Colorado City and surrounding unincorporated areas. The economic activities in the city include manufacturing, construction, and education. The school district is the single largest employer in the city.⁴ Business and citizens are trying to capitalize on tourists in the area traveling to the Canaan Mountain Wilderness area, the Grand Canyon, and Zion National Park. Several Airbnbs have emerged in and around the city.⁵ Many businesses rely on tourism for their revenue.⁶

The median household income in 2019 was \$48,333.⁷ Homeownership rates in 2019 were 8.99% and median property values were \$196,400 in 2019.⁸ Homeownership rates are expected to increase as the United Effort Plan Trust began distributing deeds to homeowners for the first time in 2018.⁹ The population of Colorado City was 4,836 in 2019 with a median age of 18.¹⁰ With such a low median age, 86.5% of the population is enrolled in Kindergarten through 12th Grade.¹¹ The population of the city has been slow to expand and, in recent years, has declined. This may be a reflection of the lack of homeownership, though is also tied to limited economic opportunities and limited investment by residential and business developers. However, optimism runs high that the new focus on tourism and

¹ Justin Pazera, "Colorado City hoping to transform into tourist destination after complicated past," *abc 15 Arizona*, November 24, 2021, <https://www.abc15.com/news/state/colorado-city-hoping-to-transform-into-tourist-destination-after-complicated-past> (accessed December 6, 2021).

² U.S. Census Bureau

³ *Ibid.*

⁴ Arizona Commerce Authority, *Community Profile for Colorado City*, by Arizona Commerce Authority, 2018, <https://www.azcommerce.com/a/profiles/ViewProfile/47/Colorado+City/> (accessed December 6, 2021).

⁵ Justin Pazera, "Colorado City hoping to transform into tourist destination after complicated past," *abc 15 Arizona*, November 24, 2021, <https://www.abc15.com/news/state/colorado-city-hoping-to-transform-into-tourist-destination-after-complicated-past> (accessed December 6, 2021).

⁶ *Ibid.*

⁷ DATA USA, "Colorado City, AZ," *DATA USA*, Accessed December 6, 2021, <https://datausa.io/profile/geo/colorado-city-az>

⁸ *Ibid.*

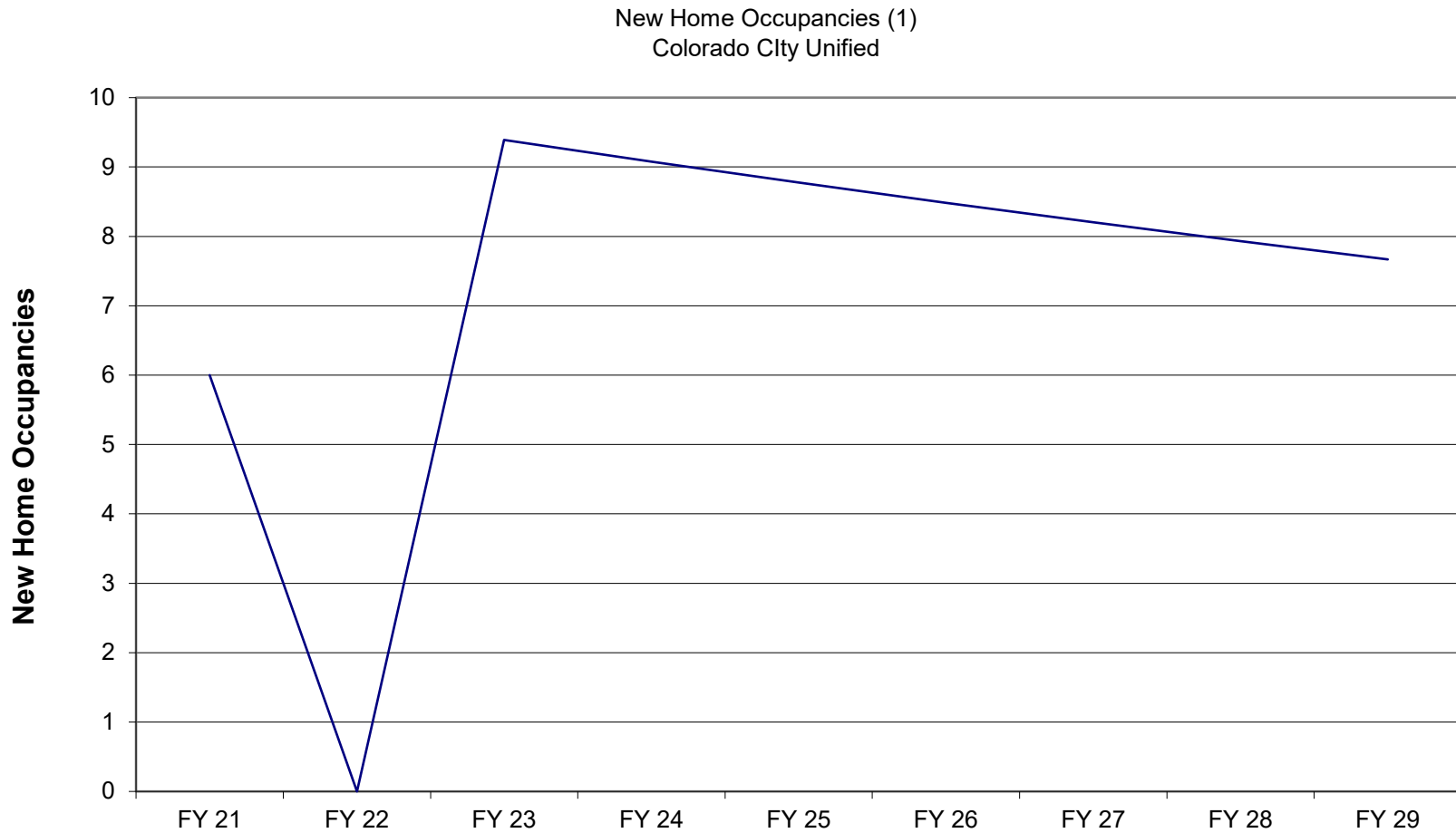
⁹ Emily Havens, "Colorado City residents become homeowners for the first time at historic UEP Trust event," *The Spectrum*, October 14, 2018, <https://www.thespectrum.com/story/news/local/2018/10/14/colorado-city-residents-first-time-homeowners-uep-trust-event/1627856002/> (accessed December 6, 2021).

¹⁰ U.S. Census Bureau, "Colorado City town, Arizona," *U.S. Census Bureau*, Accessed December 6, 2021, <https://data.census.gov/cedsci/profile?g=1600000US0414870>

¹¹ *Ibid.*

the ability of residents to own homes will attract more residential and economic developers.¹² Still, it will likely take at least three years for the downward growth trend to reverse direction.

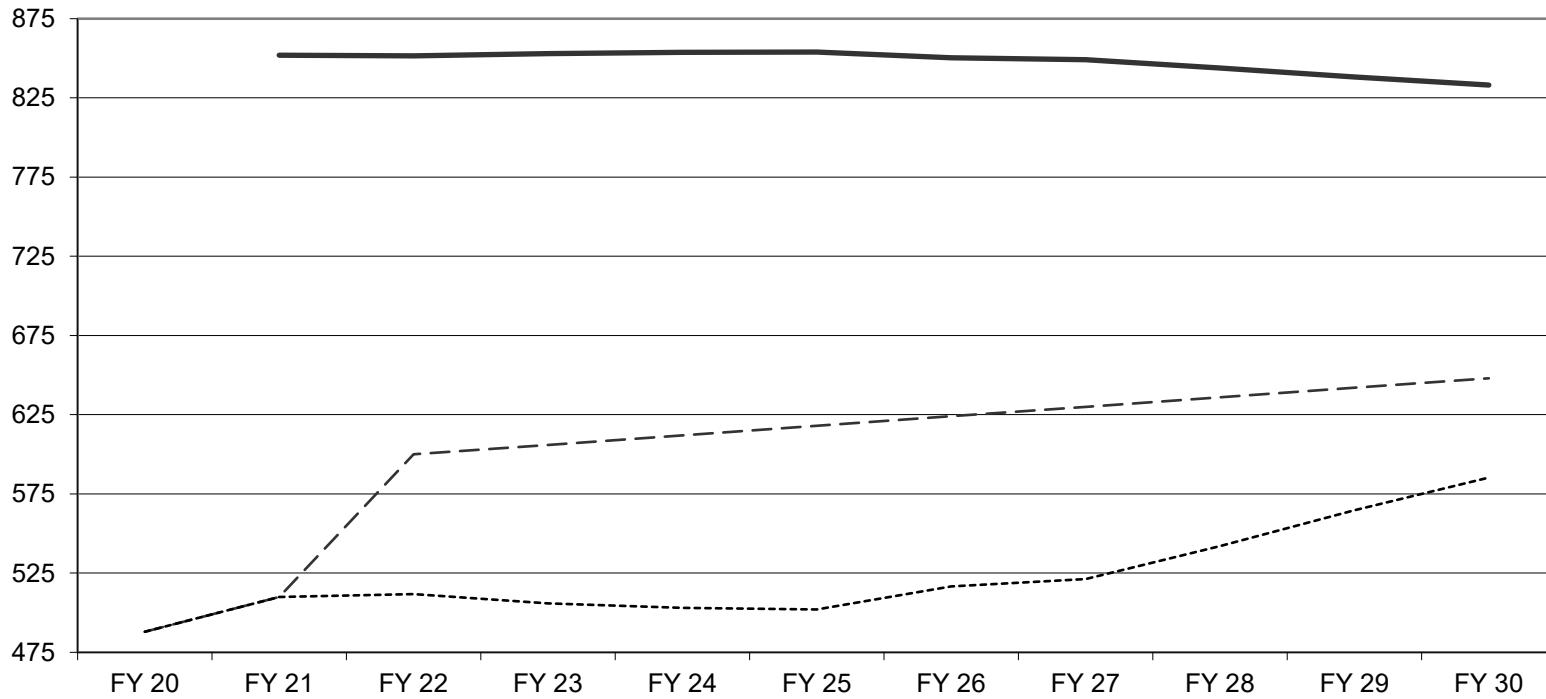
¹² Emily Havens, "Colorado City residents become homeowners for the first time at historic UEP Trust event," The Spectrum, October 14, 2018, <https://www.thespectrum.com/story/news/local/2018/10/14/colorado-city-residents-first-time-homeowners-uep-trust-event/1627856002/> (accessed December 6, 2021).



(1) FY 21 and FY 22 were provided by the District. FY 23 through FY 29 updated by ASU Research team in FY 22.
Projections are:

FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	Total
6	0	9	9	9	8	8	8	8	66

K-12 Graph
Colorado City Unified District



--- District ADM SFB ADM — Capacity

K-12	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
District ADM	488	510	600	606	612	618	624	630	636	642	648
SFB ADM	488	510	512	506	503	502	517	521	542	565	585
Capacity		852	851	853	854	854	850	849	844	838	833

**STATE OF ARIZONA
SCHOOL FACILITIES OVERSIGHT BOARD**

**2022 New Construction Analysis
Colorado City Unified District
CTD – 080214
(K-12)**

District New Construction Request

FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)	FY 29 (7/1/28-6/30/29)
					K-12 for 149 students (002N)		

Staff Notes Regarding District's Request: Project 002N was held for consideration last year for 149 students to open in FY 27. The district owns a site for this project.

Staff Recommendation for December 15, 2021

FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)	FY 29 (7/1/28-6/30/29)
					No longer projected to be approved within current analysis timeframe		

*** Not approved for funding within the current two-year window. Subject to change in future review.**

New Construction Analysis
Colorado City Unified District
K - 12

K-12	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
Existing Capacity (1)	553	553	553	553	553	553	553	553	553	553
District-funded Capacity (2)	299	299	300	301	301	298	296	291	286	281
Total Student Capacity	852	851	853	854	854	850	849	844	838	833

<i>District's ADM Projections</i>	510	600	606	612	618	624	630	636	642	648
ADM Growth Rate	4.5%	17.6%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	0.9%	0.9%
Number of Students for which new space is required (3)		(251)	(247)	(242)	(236)	(226)	(219)	(208)	(196)	(185)

<i>SFOB Recommended ADM Projections</i>	510	512	506	503	502	517	521	542	565	585
ADM Growth Rate	4.5%	0.4%	-1.1%	-0.6%	-0.2%	2.9%	0.9%	4.0%	4.2%	3.7%
Number of Students for which new space is required (3)		(340)	(347)	(351)	(352)	(334)	(328)	(302)	(274)	(248)

(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. 41-5711 E.6. See Local Funds page.

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

DECEMBER 15, 2021 STAFF RECOMMENDATION

No longer projected to be approved within current analysis timeframe

ADM Projections
Colorado City Unified District

12/9/2021

District Provided ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 12	488	510	600	606	612	618	624	630	636	642	648	654
% change		4.5%	17.6%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	0.9%	0.9%	0.9%

SFOB ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 12	488	510	512	506	503	502	517	521	542	565	585	617
% change		4.5%	0.4%	-1.1%	-0.6%	-0.2%	2.9%	0.9%	4.0%	4.2%	3.7%	5.4%

Assumptions:

FY 20 and FY 21 are actual based on information received from ADE. FY 22 through FY 31 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 12	488	554	570	583	599	611	628	635	655	671	691	NA
% change		13.6%	2.9%	2.2%	2.8%	2.0%	2.8%	1.1%	3.2%	2.4%	2.9%	NA

ADM History
 Colorady City Unified District

	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	5-Year Average
K - 12	545	479	489	498	488	510	
% change		-12.1%	2.1%	1.8%	-2.0%	4.5%	-1.3%

Square Footage and Capacity by School

Colorado City Unified District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Cottonwood Elementary School bldg. 1006	15,208	4,542	10,666	NA	10,666	95	112
Cottonwood Elementary School bldgs. 1001, 1003, 1004 (2)	25,341	7,568	17,773	NA	17,773	95	187
Colorado City Jr High School	-	-	-	-	-	NA	0
El Capitan High School	126,038	63,954	62,084	5,939	56,145	101.6	553
Total P-12	166,587	76,064	90,523	5,939	84,584		852

(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 41-5711 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

12/9/2021

K-12 Square Footage	Prior Years	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
Cottonwood Elementary bldg. 1001	15,784										15,784
Cottonwood Elementary bldg. 1003	6,502										6,502
Cottonwood Elementary bldg. 1004	3,055										3,055
Cottonwood Elementary bldg. 1006	15,208										15,208
Cumulative Total	40,549	40,549	40,549	40,549	40,549	40,549	40,549	40,549	40,549	40,549	40,549
ADM Projections	510	512	506	503	502	517	521	542	565	585	
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	12,113	12,157	12,017	11,949	11,922	12,271	12,382	12,875	13,411	13,901	
Square Footage to be built in excess of 25% threshold (1)	28,437	28,392	28,532	28,600	28,627	28,278	28,167	27,674	27,138	26,648	
Capacity of excess square footage	299	299	300	301	301	298	296	291	286	281	

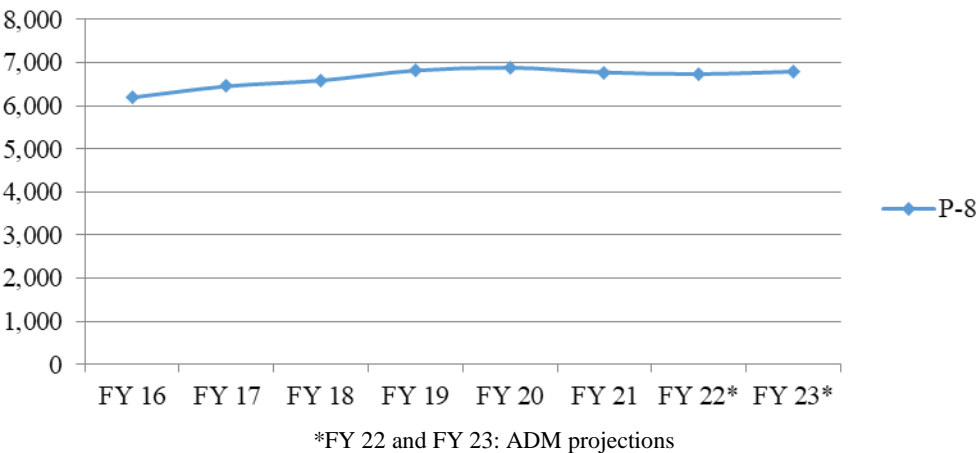
(1) per A.R.S. 41-5711 E.6.

Laveen Elementary School District

District Overview

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

District ADM History



District Outlook

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

Laveen Elementary School District Outlook

Laveen Elementary School District is located between South Mountain and the Salt River south of Phoenix. Laveen ESD grew from 40,902 in 2010 to 55,206 in 2020.¹ This represents a 34.97% increase in population over the 10-year period, equivalent to an average annual growth rate of 3.5%.² The city of Laveen, which the school district serves, is poised for growth as evidenced by roughly 707 building projects filed in 2020 with an estimated value of \$207 million of investment and growth.³ The completion of the expansion of Loop 202 in 2019 brings additional opportunities for commercial and residential development.⁴ One of these opportunities is the approved rezoning of 128.61 acres located on 63rd Avenue and Baseline Road which is an extension of the Kitchell Development.⁵ This development will bring commercial, entertainment, and residential developments to the area.⁶

The housing market in Laveen is on the rise when compared to Phoenix. In Laveen, home prices went up 44.5% from last year and are selling at a median price of \$422K.⁷ However, Phoenix's went up only 24.6% and are selling at a median price of \$405K.⁸ Residential developments in Laveen are also increasing. One planned project is roughly 71.75 acres on the northwest corner of Baseline Road and 59th Avenue.⁹ A good amount of this land will be going to townhouses, condos, and apartments. Other uses will be parks, open space, commercial, and business parks.¹⁰

Analyzing population projections, the population of Laveen is projected to increase 34% in the next 15 years.¹¹ The population as of 2015 was 52,500 and is projected to be 70,350 by 2030, suggesting an annual growth rate of approximately 2.3%. Approximately three of every five residents (61%) are also

¹ U.S. Census Bureau

² Ibid.

³ Laveen Village Planning and Development Department, *Laveen Village Annual Report 2020*, by Laveen Village. Laveen: Laveen Village, 2021, <https://storymaps.arcgis.com/stories/705dc077af164ecd8d9b6d689b100824> (accessed December 1, 2021).

⁴ Ibid.

⁵ Ibid.

⁶ Ibid.

⁷ "Laveen Housing Market," Redfin, Accessed December 1, 2021, <https://libguides.wvu.edu/c.php?g=418946&p=2854965>

⁸ "Phoenix Housing Market," Redfin, Accessed December 1, 2021, <https://www.redfin.com/city/14240/AZ/Phoenix/housing-market>

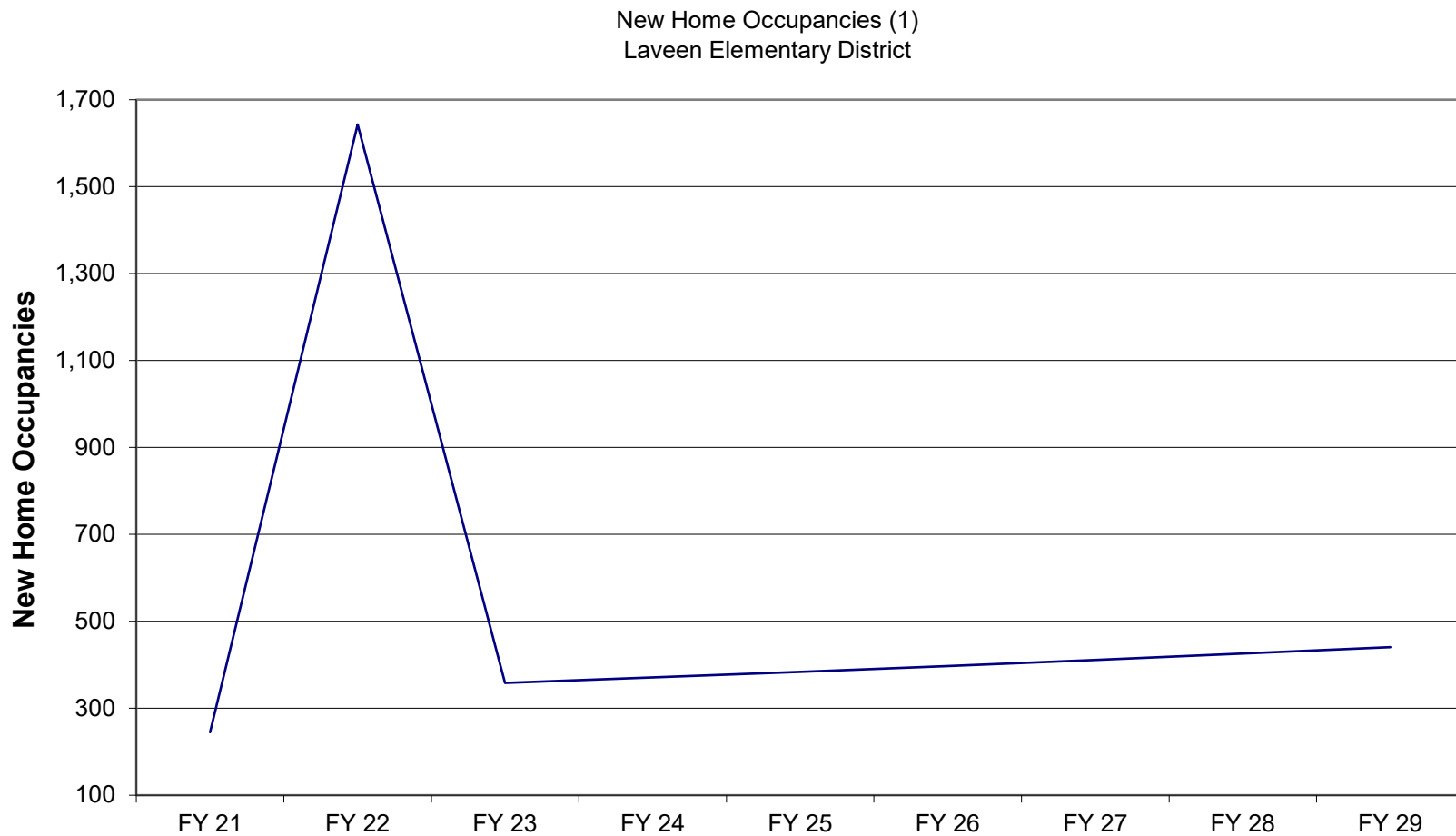
⁹ City of Phoenix Planning and Development Department, *Laveen Spectrum Planned Unit Development*, by City of Phoenix, Phoenix: City of Phoenix, 2020, <https://www.phoenix.gov/pddsite/Documents/PZ/Z-12-20n.pdf> (accessed December 1, 2021).

¹⁰ Ibid.

¹¹ Maricopa Association of Governments, *Laveen South Mountain Transportation Study*, by Matrix Design Group, Phoenix: Maricopa Association of Governments, 2020. https://www.azmag.gov/Portals/0/Documents/Transportation/Laveen-South-Mountain-Transportation-Study_2020_v2.pdf (accessed December 1, 2021).

under the age of 35.¹² Population projections and the relatively young age of the population indicates the potential for more children who will attend the district for years to come. Residential developments, population growth, the relatively young age of the population, and business growth will potentially increase the ADM growth rate for Laveen Elementary over the next few years.

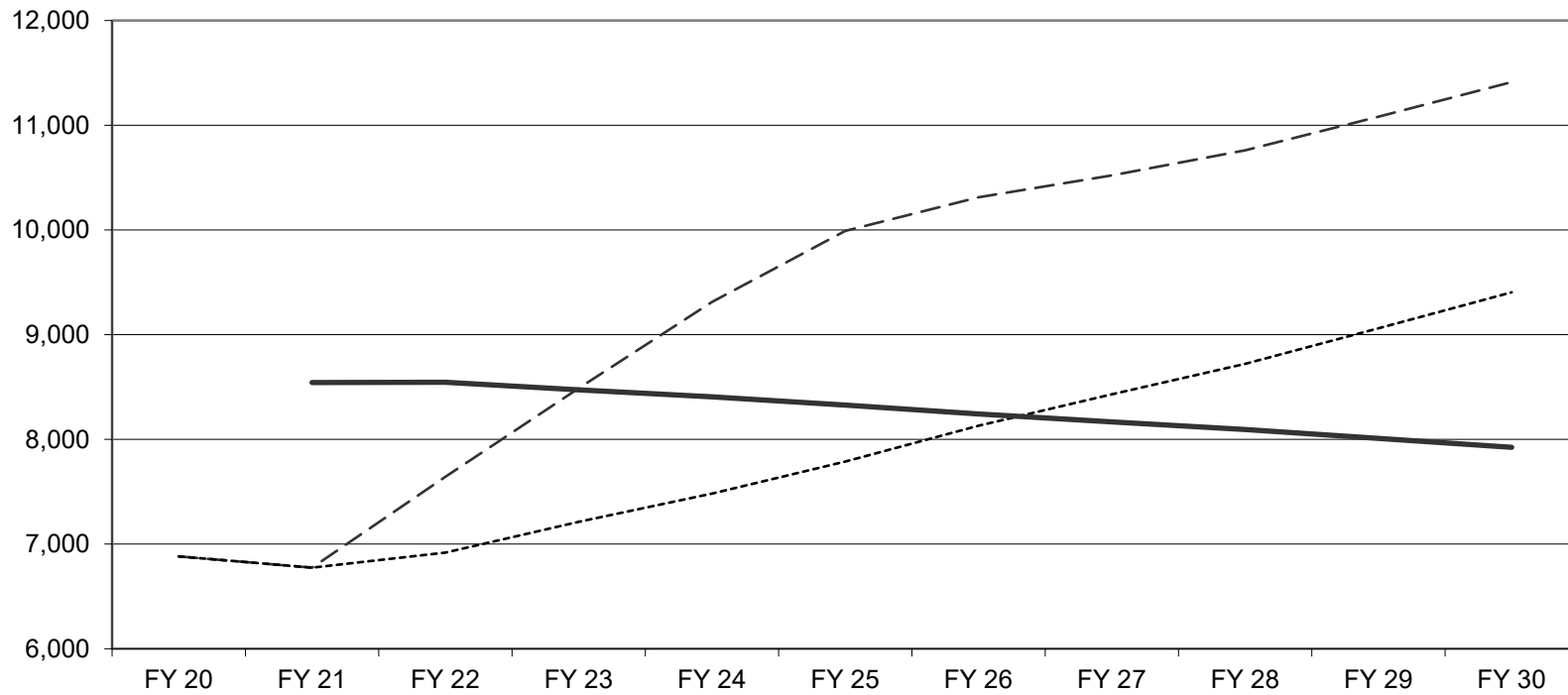
¹² Phoenix Planning and Development, *Laveen Village Character Plan*, by City of Phoenix, Phoenix: City of Phoenix, 2018, https://www.phoenix.gov/villagessite/Documents/pdd_pz_pdf_00475.pdf (accessed December 1, 2021).



(1) FY 21 and FY 22 were provided by the District. FY 23 through FY 29 updated by ASU Research team in FY 22.
Projections are:

FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	Total
245	1,643	359	371	384	398	411	426	441	4,677

K-8 Graph
Laveen Elementary District



--- District ADM SFB ADM — Capacity

K-8	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
District ADM	6,883	6,774	7,643	8,487	9,311	9,991	10,313	10,521	10,759	11,083	11,412
SFB ADM	6,883	6,774	6,919	7,213	7,480	7,788	8,131	8,429	8,722	9,060	9,404
Capacity		8,543	8,545	8,472	8,405	8,328	8,242	8,167	8,094	8,010	7,924

**STATE OF ARIZONA
SCHOOL FACILITIES OVERSIGHT BOARD**

**2022 New Construction Analysis
Laveen Elementary District
CTD – 070459
(K-8)**

District New Construction Request

FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)	FY 29 (7/1/28-6/30/29)	FY 30 (7/1/29-6/30/30)
		K-8 for 1,000 students (010N)		K-8 for 1,000 students (014N)				

Staff Notes Regarding District's Request: Project 010N was held for consideration last year for 1,000 students to open in FY 25. Project 014N was held for consideration last year for 1,000 students to open in FY 27. The district does not have any vacant parcels in inventory and will need to acquire land for this anticipated future growth.

Staff Recommendation for December 15, 2021

FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)	FY 29 (7/1/28-6/30/29)	FY 30 (7/1/29-6/30/30)
					K-8 for 1,000 students (010N) *			K-8 for 1,000 students (014N) *

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

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

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

K-8	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
Existing Capacity (1)	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
District-funded Capacity (2)	1,043	1,045	972	905	828	742	668	594	510	424
Total Student Capacity	8,543	8,545	8,472	8,405	8,328	8,242	8,167	8,094	8,010	7,924

<i>District's ADM Projections</i>	6,774	7,643	8,487	9,311	9,991	10,313	10,521	10,759	11,083	11,412
ADM Growth Rate	-1.6%	12.8%	11.0%	9.7%	7.3%	3.2%	2.0%	2.3%	3.0%	3.0%
Number of Students for which new space is required (3)		(902)	15	906	1,663	2,071	2,354	2,665	3,073	3,488

<i>SFOB Recommended ADM Projections</i>	6,774	6,919	7,213	7,480	7,788	8,131	8,429	8,722	9,060	9,404
ADM Growth Rate	-1.6%	2.1%	4.2%	3.7%	4.1%	4.4%	3.7%	3.5%	3.9%	3.8%
Number of Students for which new space is required (3)		(1,626)	(1,259)	(924)	(540)	(112)	262	628	1,050	1,480

(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. 41-5711 E.6. See Local Funds page.

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

DECEMBER 15, 2021 STAFF RECOMMENDATION

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

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
010N - New School	K-8	1,000	92.4	92,400	1,155	FY 27
014N - New School	K-8	1,000	92.4	92,400	1,155	FY 30

ADM Projections
Laveen Elementary District

12/13/2021

District Provided ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 8	6,883	6,774	7,643	8,487	9,311	9,991	10,313	10,521	10,759	11,083	11,412	11,721
% change		-1.6%	12.8%	11.0%	9.7%	7.3%	3.2%	2.0%	2.3%	3.0%	3.0%	2.7%

SFOB ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 8	6,883	6,774	6,919	7,213	7,480	7,788	8,131	8,429	8,722	9,060	9,404	9,826
% change		-1.6%	2.1%	4.2%	3.7%	4.1%	4.4%	3.7%	3.5%	3.9%	3.8%	4.5%

Assumptions:

FY 20 and FY 21 are actual based on information received from ADE. FY 22 through FY 31 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 8	6,883	7,003	7,361	7,704	8,065	8,510	8,874	9,108	9,478	9,806	10,078	NA
% change		1.7%	5.1%	4.7%	4.7%	5.5%	4.3%	2.6%	4.1%	3.5%	2.8%	NA

ADM History
Laveen Elementary District

	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	5-Year Average
K - 8	6,257	6,454	6,586	6,818	6,883	6,774	
% change		3.1%	2.0%	3.5%	1.0%	-1.6%	1.6%

Square Footage and Capacity by School

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Laveen K-6 School	97,717	36,314	61,403	NA	61,403	80.0	768
Maurice C Cash K-6 School	92,539	35,037	57,502	NA	57,502	80.0	719
SFB-funded Cheatham K-6 (2)	62,909	0	62,909	NA	62,909	80.9	778
District-funded addition to Cheatham	20,671	20,671	0	NA	0	80.9	0
District-funded addition to Cheatham bldg. 1009 (FY 21)	14,255	0	14,255	NA	14,255	80.0	178
Vista Del Sur 7-8 School	29,206	1,596	27,610	0	27,610	88.5	312
SFB-funded additional space at Vista Del Sur (3)	25,634	0	25,634	NA	25,634	80.9	317
District-funded addition to Vista Del Sur (FY 16)	5,336	5,336	0	NA	0	80.9	0
District-funded addition to Vista Del Sur (FY 20)	3,272	0	3,272		3,272	80.9	40
SFB-funded Trailside Point	92,422	22	92,400	NA	92,400	80.9	1,142
SFB-funded Desert Meadows	92,422	22	92,400	NA	92,400	80.0	1,155
SFB-funded Rogers Ranch (4)	92,978	578	92,400	NA	92,400	80.0	1,155
Paseo Pointe (5)	97,093	37,508	59,585	NA	59,585	80.0	745
SFB-funded Estrella Foothills Global Academy	92,400	0	92,400	NA	92,400	80.0	1,155
District-funded addtition to Estrella Foothills (FY 20)	6,391	0	6,391	NA	6,391	80.0	80
Total K-8	825,245	137,084	688,161	0	688,161		8,543
(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 41-5711 depending on the type of square footage.							
(2) SFB originally approved 62,741 SF, but district reported 62,909 SF actually built (within SFB budget).							
(3) Although the district's square footage report indicated that 25,573 SF were built, the SFB funded 25,634 SF, and this entire amount counts against the district's capacity.							
(4) Originally approved to open FY 09, but delayed due to moratorium. Funded by Series 2010 QSCB issue.							
(5) See Local Funds page for excluded area which varies by year based on ADM.							
Note: SFB-funded schools and locally-funded replacement schools are not adjusted for interior corridors.							

Local Funds Report
Laveen Elementary District

12/13/2021

K-8 Square Footage	Prior Years	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
Cheatham bldgs 1005-1007 (FY 06 and FY 08)	1,463										1,463
Laveen El bldg 1012 (FY 07)	-										-
Addition to Trailside Point (FY 07)	22										22
Addition to Desert Meadows (FY 08)	22										22
Replacement Laveen Elementary School (excess SF) (FY 12)	36,314										36,314
Rogers Ranch (excess SF) (FY13)	578										578
Rebuild M. C. Cash School (excess SF) (FY14)	35,037										35,037
Cheatham bldg. 1008 (FY 15)	19,208										19,208
Vista Del Sur MS (FY 16)	5,336										5,336
Paseo Pointe (FY 17)	97,093										97,093
Estrella Foothills Global Academy (FY20)	6,391										6,391
Vista Del Sur MS (FY 20)	3,272										3,272
Cheatham bldg. 1009 (FY 21)	14,255										14,255
Desert Meadows preschool wing (FY 22)		3,000									3,000
Cumulative Total	218,991	221,991	221,991	221,991	221,991	221,991	221,991	221,991	221,991	221,991	221,991
ADM Projections	6,774	6,919	7,213	7,480	7,788	8,131	8,429	8,722	9,060	9,404	
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)	135,488	138,382	144,254	149,606	155,751	162,610	168,584	174,445	181,191	188,084	
Square Footage to be built in excess of 25% thres	83,503	83,609	77,737	72,385	66,240	59,381	53,407	47,546	40,800	33,907	
Capacity of excess square footage	1,044	1,045	972	905	828	742	668	594	510	424	

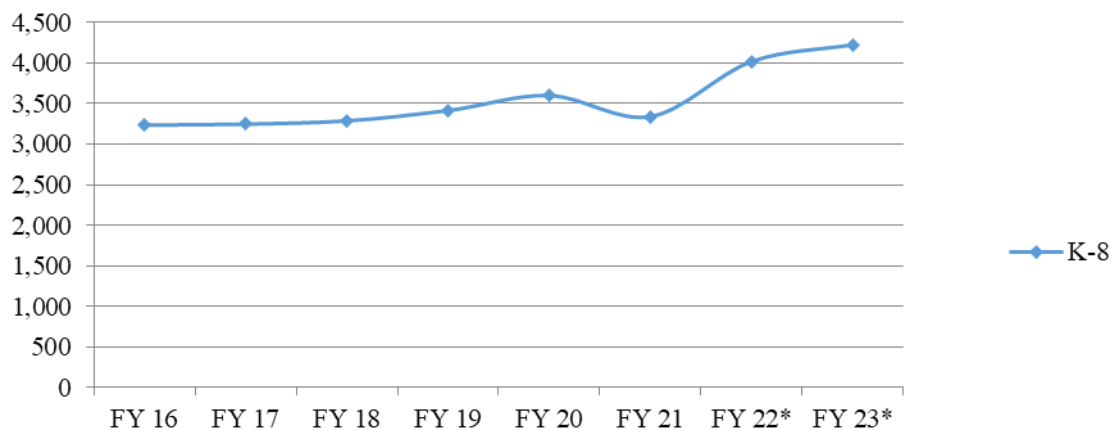
(1) per A.R.S. 41-5711 E.6.

Liberty Elementary School District

District Overview

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

District ADM History



*FY 22 and FY 23: ADM projections

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

District Outlook

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

Liberty Elementary School District

Liberty Elementary School District is located in the West Valley within Maricopa County. Liberty ESD grew from 23,944 in 2010 to 40,632 in 2020.¹ This represents a 69.7% increase in population over the 10-year period, equivalent to an average annual growth rate of 5.5%.² The district encompasses parts of Buckeye, Goodyear, Avondale, and some unincorporated areas of Maricopa County. This region includes several of the fastest-growing large cities in the United States, with Buckeye growing by 56.6 percent and Goodyear by 33.1 percent in the last decade.³ Buckeye, in particular, remains especially well poised for additional growth, as only 5 percent of the city is developed. Newcomers to the area include both first-time homebuyers as well as retired individuals, while the median age of West Valley residents is 35 years old.⁴

Key industries in the West Valley include healthcare, warehouse and distribution, manufacturing, finance, aerospace, and information technology sectors.⁵ The real estate market for residential, retail and manufacturing, medical office, and specialty healthcare space has seen significant growth, particularly during the COVID-19 pandemic. Recent development projects in the area include the Goodyear Civic Square, Avondale Health-Tech Corridor, and Goodyear Medical Innovation Corridor, with a focus on Class A office space. In 2020, Goodyear was designated the “Best City for Business” by the Arizona Chamber of Commerce.⁶

Liberty ESD reports that charter school growth has not had a strong impact on district attendance.

While there was a slow down in completed developments during the COVID period, there was solid growth in housing units prior to the lockdown. The return to growth is already underway in Liberty and will likely continue to gain momentum in the coming years, which will likely lead to the need for additional school space to accommodate the additional students that will come with the additional housing units.

¹ U.S. Census Bureau

² Ibid.

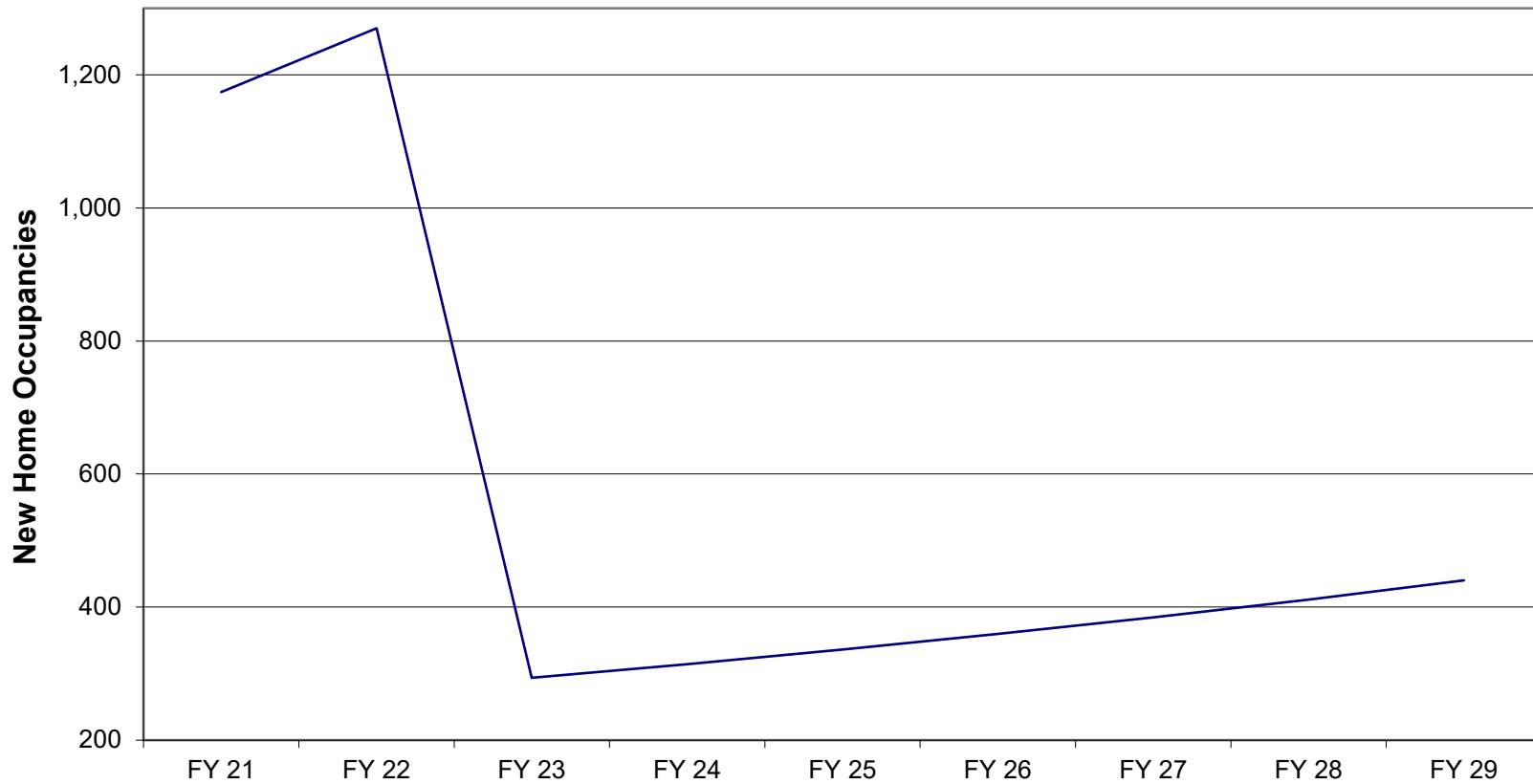
³ Scanlon, Tom. “Buckeye No. 2, Goodyear No. 14 in Fastest-Growing Cities.” West Valley View, May 28, 2020. https://www.westvalleyview.com/news/buckeye-no-2-goodyear-no-14-in-fastest-growing-cities/article_4e87d150-9f9f-11ea-bb21-273a1961e0ea.html#:~:text=Avondale%2C%20at%20just%20under%2088%2C000,And%20then%20there's%20Buckeye.

⁴ Lowery, Ilana. “What Is on the West Valley Horizon in 2021?” AZ Big Media, April 26, 2021. <https://azbigmedia.com/business/what-is-on-the-west-valley-horizon-in-2021/>.

⁵ Thorburn, Erin. “West Valley Transforms into Hot Spot for Tech Companies.” AZ Big Media, August 13, 2019. <https://azbigmedia.com/business/economy/west-valley-transforms-into-hot-spot-for-tech-companies/>.

⁶ City of Goodyear. “The City of Goodyear Launches the GYR Elevates Program.” June 21, 2021. <https://www.developgoodyearaz.com/Home/Components/News/News/12032/5457>.

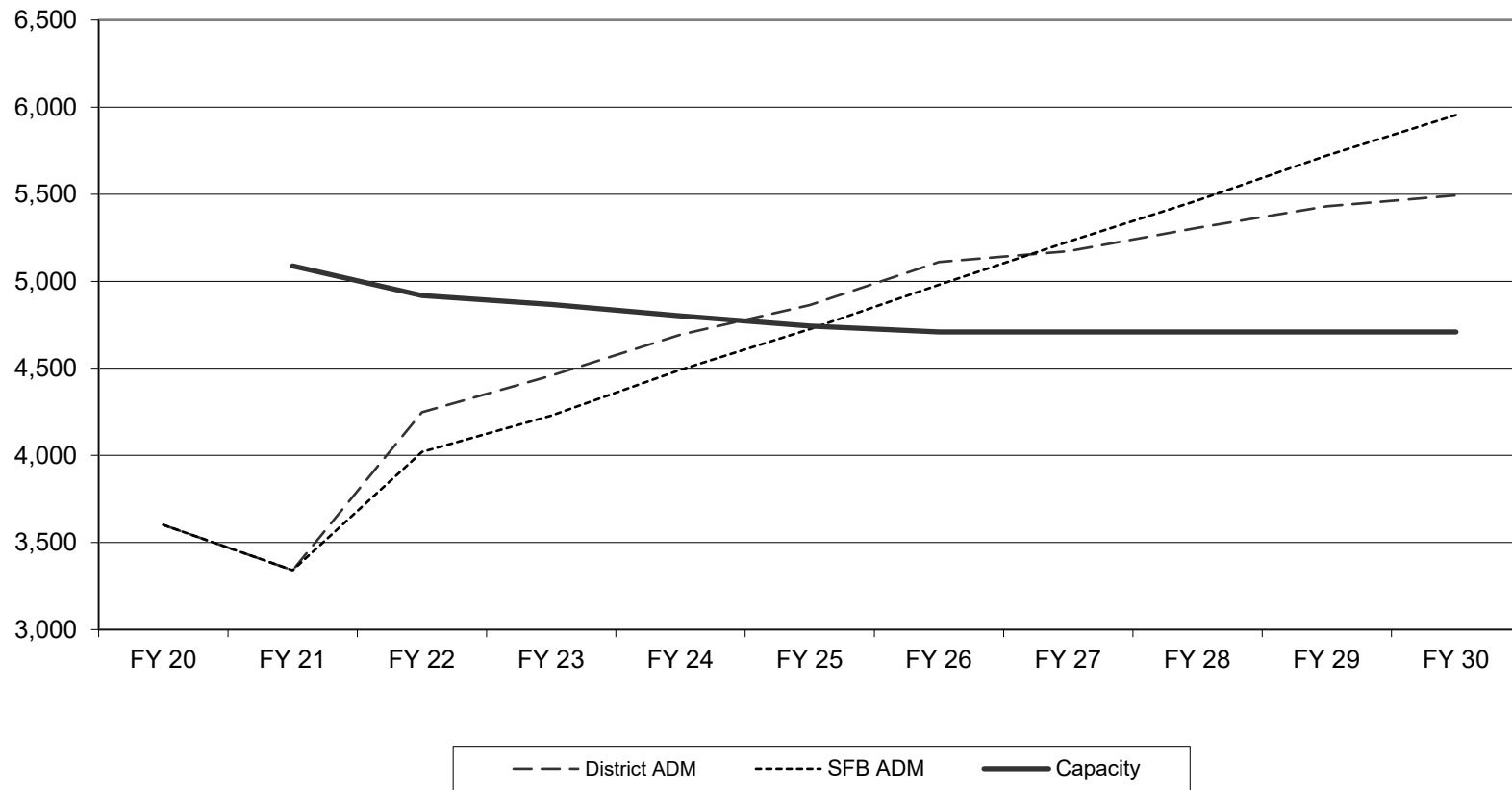
New Home Occupancies (1)
Liberty Elementary District



(1) FY 21 and FY 22 were provided by the District. FY 23 through FY 29 updated by ASU Research team in FY 22.
Projections are:

FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	Total
1,174	1,270	294	314	336	360	385	411	440	4,984

K-8 Graph
Liberty Elementary District



K-8	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
District ADM	3,601	3,341	4,248	4,458	4,694	4,863	5,111	5,172	5,306	5,431	5,493
SFB ADM	3,601	3,341	4,020	4,228	4,491	4,724	4,980	5,227	5,464	5,722	5,954
Capacity		5,088	4,918	4,866	4,800	4,742	4,709	4,709	4,709	4,709	4,709

**STATE OF ARIZONA
SCHOOL FACILITIES OVERSIGHT BOARD**

**2022 New Construction Analysis
Liberty Elementary District
CTD – 070425
(K-8)**

District New Construction Request

FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)	FY 29 (7/1/28-6/30/29)
			K-8 for 800 students (009N)				

Staff Notes Regarding District's Request: Project 009N was held for consideration last year for 800 students to open in FY 25. The district owns vacant land that may be used for a future school site.

Staff Recommendation for December 15, 2021

FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)	FY 29 (7/1/28-6/30/29)
				K-8 for 800 students (009N) *			

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

*** Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 41-5741 D. (2). Subject to change in future review.**

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

K-8	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
Existing Capacity (1)	3,586	3,586	3,586	3,586	3,586	3,586	3,586	3,586	3,586	3,586
SFB-approved 005N (1)	1,123	1,123	1,123	1,123	1,123	1,123	1,123	1,123	1,123	1,123
District-funded Capacity (2)	379	209	157	92	33	-	-	-	-	-
Total Student Capacity	5,088	4,918	4,866	4,800	4,742	4,709	4,709	4,709	4,709	4,709

<i>District's ADM Projections</i>	3,341	4,248	4,458	4,694	4,863	5,111	5,172	5,306	5,431	5,493
ADM Growth Rate	-7.2%	27.1%	4.9%	5.3%	3.6%	5.1%	1.2%	2.6%	2.4%	1.1%
Number of Students for which new space is required (3)		(670)	(408)	(106)	121	402	463	597	722	784

<i>SFOB Recommended ADM Projections</i>	3,341	4,020	4,228	4,491	4,724	4,980	5,227	5,464	5,722	5,954
ADM Growth Rate	-7.2%	20.3%	5.2%	6.2%	5.2%	5.4%	4.9%	4.5%	4.7%	4.1%
Number of Students for which new space is required (3)		(898)	(638)	(309)	(18)	271	518	755	1,013	1,245

(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. 41-5711 E.6. See Local Funds page.

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

DECEMBER 15, 2021 STAFF RECOMMENDATION

The staff recommendation is to hold for consideration for possible future funding per A.R.S. 41-5741 D (2):

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
New school - 009N	K-8	800	92.4	73,920	924	FY 26

ADM Projections
Liberty Elementary District

12/13/2021

District Provided ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 8	3,601	3,341	4,248	4,458	4,694	4,863	5,111	5,172	5,306	5,431	5,493	5,571
% change		-7.2%	27.1%	4.9%	5.3%	3.6%	5.1%	1.2%	2.6%	2.4%	1.1%	1.4%

SFOB ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 8	3,601	3,341	4,020	4,228	4,491	4,724	4,980	5,227	5,464	5,722	5,954	6,179
% change		-7.2%	20.3%	5.2%	6.2%	5.2%	5.4%	4.9%	4.5%	4.7%	4.1%	3.8%

Assumptions:

FY 20 and FY 21 are actual based on information received from ADE. FY 22 through FY 30 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 8	3,601	3,818	4,188	4,424	4,756	5,084	5,460	5,855	6,259	6,648	6,743	NA
% change		6.0%	9.7%	5.6%	7.5%	6.9%	7.4%	7.2%	6.9%	6.2%	1.4%	NA

ADM History
Liberty Elementary District

	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	5-Year Average
K - 8	3,235	3,249	3,288	3,415	3,601	3,341	
% change		0.4%	1.2%	3.9%	5.5%	-7.2%	0.6%

Square Footage and Capacity by School

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Liberty Elementary School	23,912	23,912	0	0	0	88.5	0
District-funded addition to Liberty (2)	14,575	14,575	0	NA	0	80.0	0
District-funded replacement space at Liberty ES (FY 21)	43,545	0	43,545	4,354	39,191	88.5	443
Estrella Mountain Elementary School	59,146	3,489	55,657	0	55,657	88.5	629
SFB-funded Rainbow Valley School	64,860	0	64,860	NA	64,860	80.9	802
SFB-funded Westar Elementary (3)	64,656	0	64,656	NA	64,656	80.9	799
District-funded addition to Westar	10,665	10,665	0	NA	0	80.0	0
SFB-funded Freedom Elementary School (4)	73,905	0	73,905	NA	73,905	80.9	914
District-funded addition to Freedom	7,408	7,408	0	NA	0	80.0	0
Las Brisas Academy (5)	63,434	33,098	30,336	NA	30,336	80.0	379
SFB-funded Blue Horizons Elementary School	73,920	0	73,920	NA	73,920	80.0	924
District-funded addition to Blue Horizons being treated as replac	18,788	0	18,788	1,208	17,580	88.5	199
	518,814	93,147	332,959	4,354	420,105		5,088

(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 41-5711 depending on the type of square footage.
(2) Includes Building 1008 which was built in 1978, but excluded because it was the Superintendent's office. District renovated the building into classroom space in FY 08 with local funds, so the excluded space threshold now applies to this building.
(3) Originally approved for 64,640 SF. Measurements reviewed by Architect indicate 64,656 SF.
(4) Originally approved for 73,920 SF. Measurements reviewed by Architect indicate 73,905 SF.
(5) See Local Funds page for excluded area which varies by year based on ADM.

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

Local Funds Report
Liberty Elementary District

12/13/2021

K-8 Square Footage	Prior Years	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
Estrella Mountain Fine Arts addition	3,489										3,489
Freedom - Bldg 1002 (FY 08)	7,408										7,408
Liberty School - Bldg J renovated into classroom space (FY 08)	-										-
Liberty School - Warehouse (FY 08)											-
Liberty School - Bldg 1013 (FY 10)	12,155										12,155
Westar School - Bldg 1002 (FY 13)											-
Westar School - Bldg 1003 (FY 13)	10,665										10,665
Las Brisas Academy (FY 16)	63,434										63,434
Cumulative Total	97,151	97,151	97,151	97,151	97,151	97,151	97,151	97,151	97,151	97,151	97,151
ADM Projections	3,341	4,020	4,228	4,491	4,724	4,980	5,227	5,464	5,722	5,954	
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)	66,820	80,396	84,557	89,826	94,489	99,605	104,532	109,273	114,433	119,080	
Square Footage to be built in excess of 25% threshold	30,331	16,755	12,594	7,325	2,662	0	0	0	0	0	
Capacity of excess square footage	379	209	157	92	33	0	0	0	0	0	

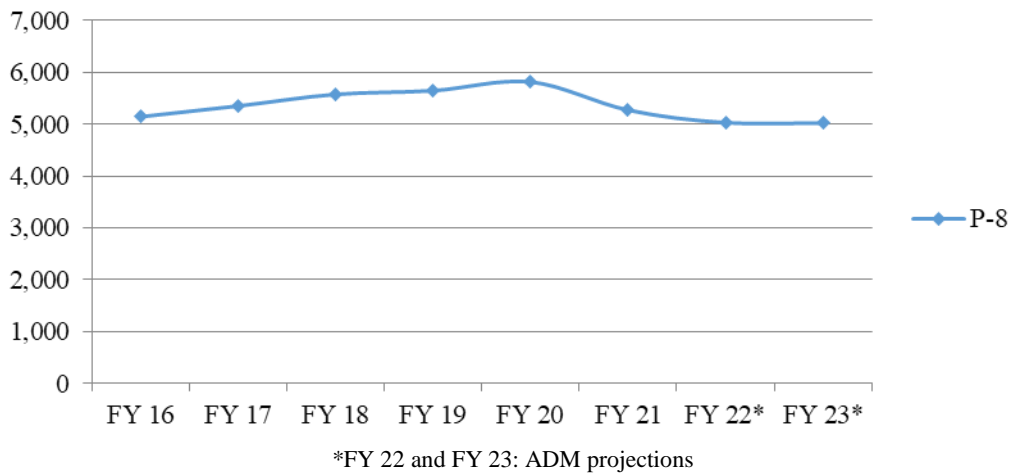
(1) per A.R.S. 41-5711 E.6.

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 K-8 schools, and is in the process of building an additional school with local funds.

District ADM History



District Outlook

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

Littleton Elementary School District

Littleton Elementary School District is located in the West Valley within Maricopa County. Littleton ESD grew from 39,076 in 2010 to 52,297 in 2020.¹ This represents a 33.83% increase in population over the 10-year period, equivalent to an average annual growth rate of 3.0%.² The district encompasses Avondale and Tolleson, and is a partner (“feeder”) school district for Tolleson Union High School District.³

Key industries in the West Valley include healthcare, warehouse and distribution, manufacturing, finance, aerospace, and information technology sectors.⁴ The real estate market for residential, retail and manufacturing, medical office, and specialty healthcare space has seen significant growth, even during the COVID-19 pandemic. Along the Avondale Health-Tech Corridor, the new Akos medical campus is expected to bring between 500 and 600 physicians, nurses, technologists, and support staff to Avondale and its neighboring cities.⁵ Tolleson is also home to large commercial and industrial employers, including PepsiCo, Sunland Beef, Kroger’s, Albertson’s, Home Depot, Staples, and Sysco Food Systems.⁶

The number of single-family home building permits in Avondale grew by 427 percent in 2020, driven in part by the 1,130-acre Alamar master-planned community.⁷ The city, in partnership with the state, has also invested \$30 million into a transportation project providing direct access to Avondale’s prime manufacturing and logistics corridor. Several construction projects underway will more than double industrial square footage in the area. Other planned developments include shopping, dining, entertainment, and a living center named The BLVD, as well as executive offices and a conference and visitor center at the Avondale Civic Center.⁸

Littleton’s growth rate had been declining a few years ago, but the rate has increased since then and should support healthy growth for the next several years. This growth will yield additional homes and, by extension, additional children that will be attending the nearby public schools.

¹ U.S. Census Bureau

² Ibid.

³ Tolleson Union High School District. “Tolleson Union High School District Partner School Attendance Area,” May 2019. https://tb2cdn.schoolwebmasters.com/acnt_180232/site_180233/Partner-School-Info-Tolleson.pdf.

⁴ Thorburn, Erin. “West Valley Transforms into Hot Spot for Tech Companies.” AZ Big Media, August 13, 2019. <https://azbigmedia.com/business/economy/west-valley-transforms-into-hot-spot-for-tech-companies/>.

⁵ Lowery, Ilana. “What Is on the West Valley Horizon in 2021?” AZ Big Media, April 26, 2021.

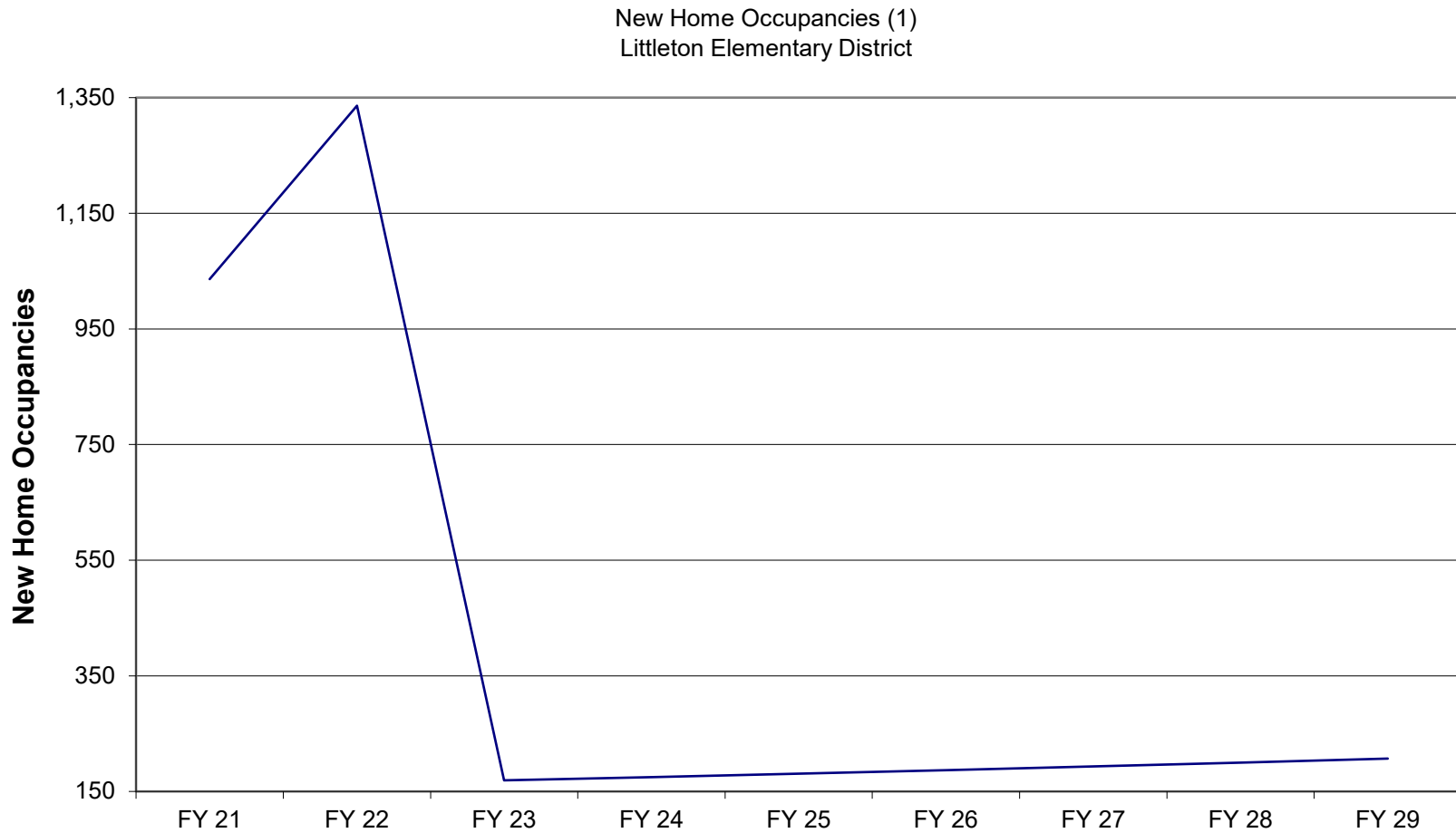
<https://azbigmedia.com/business/what-is-on-the-west-valley-horizon-in-2021/>.

⁶ City of Tolleson. “Economic Development.” <https://www.tolleson.az.gov/6/Economic-Development>.

⁷ Gonzales, Angela. “Why Avondale Tops Valley Growth in Single-Family Homebuilding Permits.” Phoenix Business Journal, February 14, 2021. <https://www.bizjournals.com/phoenix/news/2021/02/14/avondale-tops-valley-growth-homebuilding-permits.html>.

⁸ Weise, Kenneth. “Avondale Ready for a Big 2021.” West Valley View, February 7, 2021.

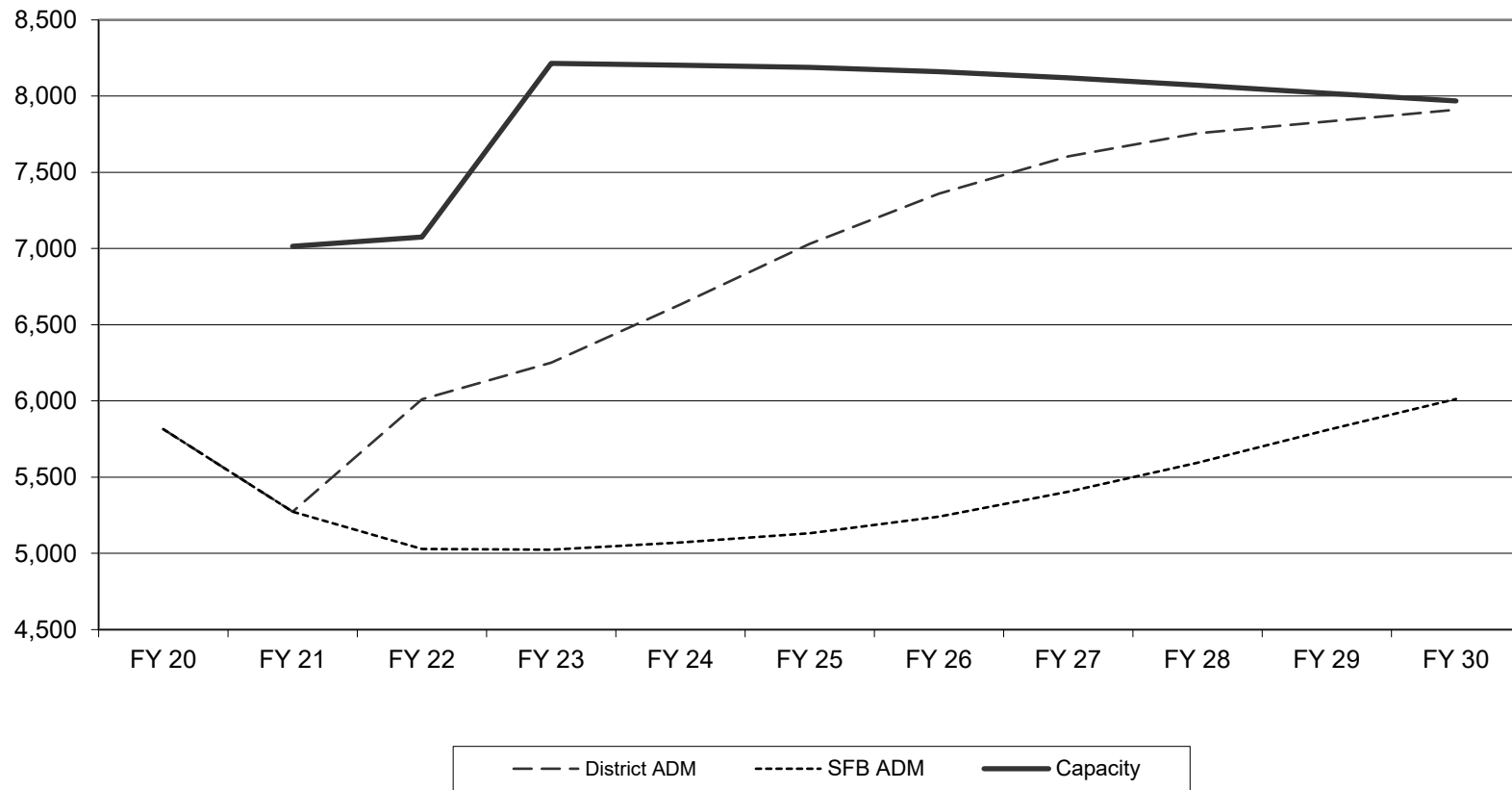
https://www.westvalleyview.com/online_features/avondale-ready-for-a-big-2021/article_1c602bb2-6648-11eb-a909-f3a81a2a76ac.html.



(1) FY 21 and FY 22 were provided by the District. FY 23 through FY 29 based updated by ASU Research team in FY 22.
Projections are:

FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	Total
1,036	1,336	169	175	181	187	193	200	207	3,684

K-8 Graph
Littleton Elementary District



K-8	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
District ADM	5,816	5,274	6,011	6,251	6,633	7,031	7,361	7,605	7,757	7,834	7,911
SFB ADM	5,816	5,274	5,030	5,024	5,072	5,133	5,242	5,405	5,594	5,808	6,013
Capacity		7,015	7,076	8,215	8,203	8,188	8,160	8,120	8,072	8,019	7,968

**STATE OF ARIZONA
SCHOOL FACILITIES OVERSIGHT BOARD**

**2022 New Construction Analysis
Littleton Elementary District
CTD – 070465
(K-8)**

District New Construction Request

FY 22 <i>(7/1/21-6/30/22)</i>	FY 23 <i>(7/1/22-6/30/23)</i>	FY 24 <i>(7/1/23-6/30/24)</i>	FY 25 <i>(7/1/24-6/30/25)</i>	FY 26 <i>(7/1/25-6/30/26)</i>	FY 27 <i>(7/1/26-6/30/27)</i>	FY 28 <i>(7/1/27-6/30/28)</i>	FY 29 <i>(7/1/28-6/30/29)</i>
			K-8 for 950 students (011N)				

Staff Notes Regarding District's Request: Project 011N was held for consideration last year for 950 students to open in FY 25. The district does not have any vacant parcels in inventory and may need to acquire land for this anticipated future growth.

Staff Recommendation for December 15, 2021

FY 22 <i>(7/1/21-6/30/22)</i>	FY 23 <i>(7/1/22-6/30/23)</i>	FY 24 <i>(7/1/23-6/30/24)</i>	FY 25 <i>(7/1/24-6/30/25)</i>	FY 26 <i>(7/1/25-6/30/26)</i>	FY 27 <i>(7/1/26-6/30/27)</i>	FY 28 <i>(7/1/27-6/30/28)</i>	FY 29 <i>(7/1/28-6/30/29)</i>
			No longer projected to be approved within current analysis timeframe				

*** Not approved for funding within the current two-year window. Subject to change in future review.**

New Construction Analysis
Littleton Elementary District
K - 8

K-8	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
Existing Capacity (1)	6,739	6,739	6,739	6,739	6,739	6,739	6,739	6,739	6,739	6,739
District-funded Capacity (2)	276	337	1,476	1,464	1,449	1,422	1,381	1,334	1,280	1,229
Total Student Capacity	7,015	7,076	8,215	8,203	8,188	8,160	8,120	8,072	8,019	7,968

<i>District's ADM Projections</i>	5,274	6,011	6,251	6,633	7,031	7,361	7,605	7,757	7,834	7,911
ADM Growth Rate	-9.3%	14.0%	4.0%	6.1%	6.0%	4.7%	3.3%	2.0%	1.0%	1.0%
Number of Students for which new space is required (3)		(1,065)	(1,964)	(1,570)	(1,157)	(799)	(515)	(315)	(185)	(57)

<i>SFOB Recommended ADM Projections</i>	5,274	5,030	5,024	5,072	5,133	5,242	5,405	5,594	5,808	6,013
ADM Growth Rate	-9.3%	-4.6%	-0.1%	1.0%	1.2%	2.1%	3.1%	3.5%	3.8%	3.5%
Number of Students for which new space is required (3)		(2,046)	(3,190)	(3,131)	(3,054)	(2,918)	(2,714)	(2,478)	(2,211)	(1,955)

(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. 41-5711 E.6. See Local Funds page.

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

DECEMBER 15, 2021 STAFF RECOMMENDATION

No longer projected to be approved within current analysis timeframe

ADM Projections
Littleton Elementary District

12/9/2021

District Provided ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 8	5,816	5,274	6,011	6,251	6,633	7,031	7,361	7,605	7,757	7,834	7,911	7,990
% change		-9.3%	14.0%	4.0%	6.1%	6.0%	4.7%	3.3%	2.0%	1.0%	1.0%	1.0%

SFOB ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 8	5,816	5,274	5,030	5,024	5,072	5,133	5,242	5,405	5,594	5,808	6,013	6,229
% change		-9.3%	-4.6%	-0.1%	1.0%	1.2%	2.1%	3.1%	3.5%	3.8%	3.5%	3.6%

Assumptions:

FY 20 and FY 21 are actual based on information received from ADE. FY 22 through FY 31 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 8	5,816	5,899	6,065	6,244	6,479	6,743	6,990	7,209	7,490	7,800	8,144	NA
% change		1.4%	2.8%	3.0%	3.8%	4.1%	3.7%	3.1%	3.9%	4.1%	4.4%	NA

ADM History
Littleton Elementary District

	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	5-Year Average
K - 8	5,150	5,353	5,584	5,648	5,816	5,274	
% change		3.9%	4.3%	1.1%	3.0%	-9.3%	0.5%

Square Footage and Capacity by School

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Littleton Elementary School	99,269	19,008	80,261	0	80,261	88.5	907
Underdown Junior High School bldgs. 1001-1006	28,238	0	28,238	0	28,238	88.5	319
District-funded addition to Underdown	39,240	39,240	0	NA	0	80.9	-
SFB-funded Collier Elementary bldg. 1001 (2)	80,342	0	80,342	NA	80,342	80.9	993
District-funded addition to Collier (3)	19,584	16,928	2,656	266	2,390	88.5	27
SFB-funded Quentin Elementary bldg. 1001 (4)	81,288	0	81,288	NA	81,288	80.9	1,005
District-funded addition to Quentin (3)	10,317	0	10,317	1,032	9,285	88.5	105
SFB-funded Country Place (5)	89,991	0	89,991	NA	89,991	80.0	1,125
District-funded addition to Country Place	410	410	0	NA	0	80.0	-
SFB-funded Estrella Vista	89,813	0	89,813	NA	89,813	80.0	1,123
District-funded replacement space at Estrella Vista (3)	1,266	0	1,266	127	1,139	88.5	13
District-funded addition to Estrella Vista	410	410	0	NA	0	80.0	-
SFB-funded Tres Rios	89,813	0	89,813	NA	89,813	80.0	1,123
District-funded addition to Tres Rios	1,105	1,105	0	NA	0	80.0	-
Fine Arts Academy (6)	87,484	65,392	22,092	NA	22,092	80.0	276
Total K-8	718,570	142,493	576,077	1,425	574,652		7,015

(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 41-5711 depending on the type of square footage.

(2) SFB originally approved 78,540 SF, but district reported 80,342 SF (additional square footage came in under budget, and therefore was funded by SFB also).

(3) The following spaces replace Underdown Junior High buildings 1002, 1004, and 1005:

Collier - portion of building 1002	2,656						
Quentin - building 1002	10,317						
Estrella Vista - portion of building 1001	1,266						
Total	14,239						

(4) SFB originally approved 80,203 SF, but architect was able to design 81,288 SF within budget, so additional SF was funded by SFB also.

(5) SFB originally approved 89,813 SF, but architect was able to design 89,991 SF within budget, so additional SF was funded by SFB also.

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

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

Local Funds Report
Littleton Elementary District

12/9/2021

K-8 Square Footage	Prior Years	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
Building Addition (Collier) (FY 08)	16,928										16,928
Addl space at Tres Rios (FY 10)	695										695
Addl space at Underdown JH (FY 10)	21,231										21,231
Addl space at Country Place (FY 12)	410										410
Addl space at Tres Rios (FY 12)	410										410
Addl space at Estrella Vista (FY 12)	410										410
Fine Arts Academy (FY 17)	67,251										67,251
Fine Arts Academy (FY 18)	20,233										20,233
New K-8 (FY 23)			91,000								91,000
Cumulative Total	127,568	127,568	218,568	218,568	218,568	218,568	218,568	218,568	218,568	218,568	218,568
ADM Projections	5,274	5,030	5,024	5,072	5,133	5,242	5,405	5,594	5,808	6,013	
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)	105,480	100,600	100,489	101,445	102,665	104,845	108,104	111,888	116,162	120,258	
Square Footage to be built in excess of 25% threshold	22,088	26,968	118,079	117,123	115,903	113,723	110,464	106,680	102,406	98,310	
Capacity of excess square footage	276	337	1,476	1,464	1,449	1,422	1,381	1,334	1,280	1,229	

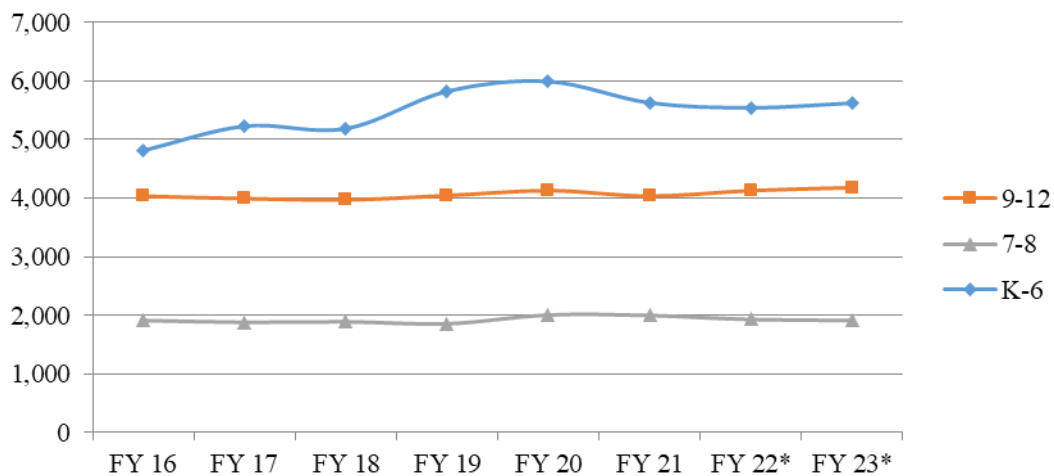
(1) per A.R.S. 41-5711 E.6.

Marana Unified School District

District Overview

The Marana Unified School District is located in the north central part of Pima County, approximately 16 miles northwest of downtown Tucson. The Tucson city limits begin just south of the District boundaries. Interstate 10 passes through the District. The District boundaries encompass 550 square miles, making it one of the larger urban districts in the State. Included within the area is the incorporated Town of Marana and several unincorporated communities. The district has thirteen K-6 schools, two 7-8 schools, two 9-12 schools, one ACE (Another Chance for Education) center, and one distance-learning center.

District ADM History



*FY 22 and FY 23: ADM projections

District Outlook

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

Marana Unified School District Outlook

Marana Unified School District is located to the northwest of Tucson near the Saguaro National Forest. Marana USD grew from 34,961 in 2010 to 51,908 in 2020.¹ This represents a 48.5% increase in population over the 10-year period, equivalent to an average annual growth rate of 4.0%.² The Town of Marana, which the school district serves, has a population of 50,025 with an average median age of 40.³ Key industries in the area include aerospace, aviation, defense, and distribution.⁴ Recent economic development in Marana includes a 220,000 square-foot Amazon distribution facility and infrastructure improvements to the Marana Regional airport.^{5,6} Marana is also developing its downtown region to include entertainment, shopping, and dining.⁷ Residential construction has been strong and the community has been a leader in southern Arizona for new home construction over the past six years.⁸ Through November 2021, the town contained a total of 56,440 platted and proposed lots.⁹

With strong new home construction and economic development activities, the district is poised for steady growth over the next several years. The ADM for the district should gradually increase for subsequent years.

¹ U.S Census Bureau

² Ibid.

³ "Demographics," *Marana AZ*, Accessed December 6, 2021, <https://www.maranaaz.gov/demographics>

⁴ "Marana Profile," *Marana AZ*, Accessed December 7, 2021, <https://www.maranaaz.gov/marana-profile>

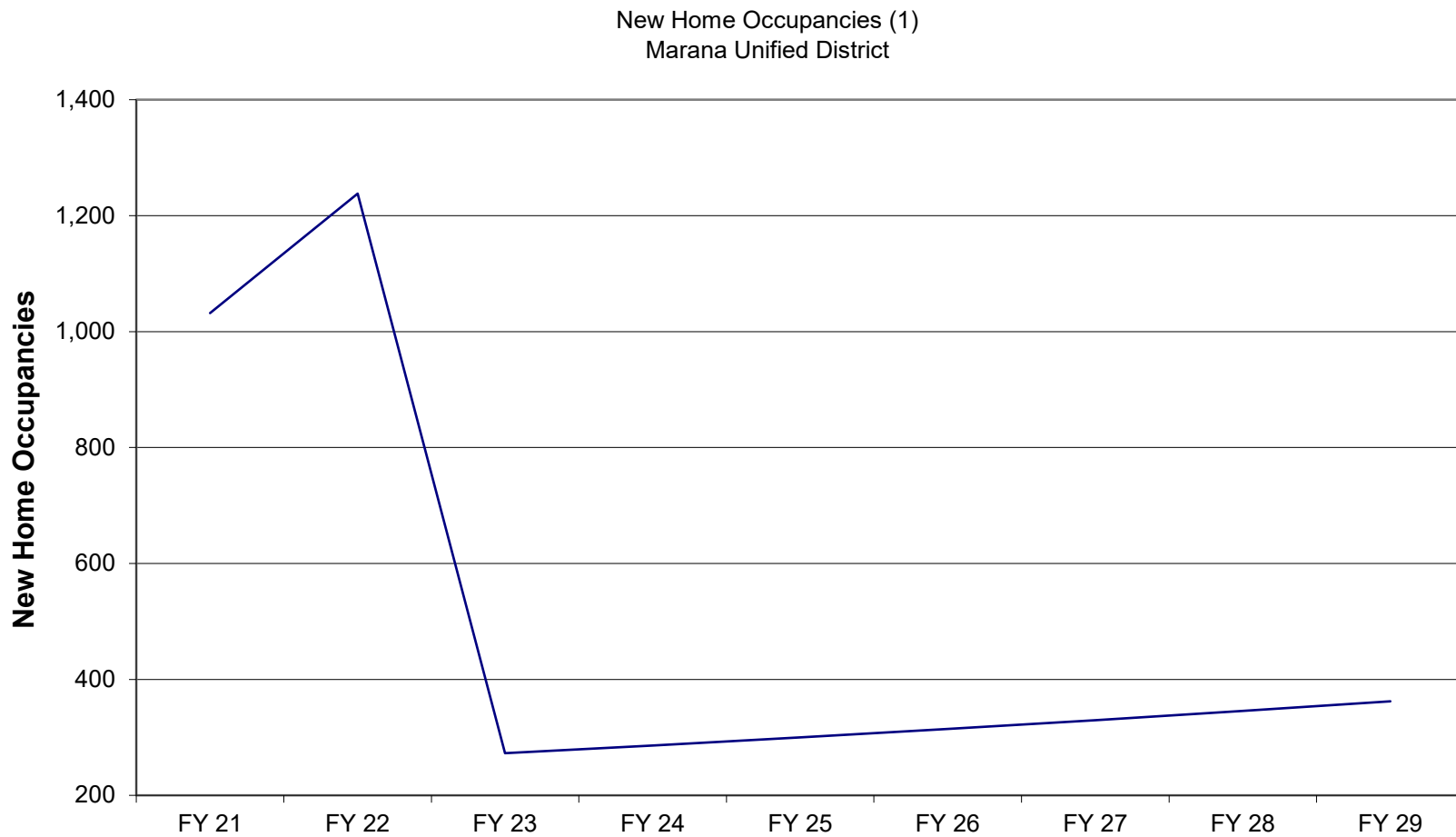
⁵ Ibid.

⁶ KOLD New 13 Staff, "Amazon to open distribution facility in Marana," *KOLD News 13*, September 22, 2021, <https://www.kold.com/2021/09/22/amazon-open-distribution-facility-marana/> (accessed December 7, 2021).

⁷ "Marana Profile," *Marana AZ*, Accessed December 7, 2021, <https://www.maranaaz.gov/marana-profile>

⁸ Arizona Commerce Authority, *Community Profile for Marana*, by Arizona Commerce Authority, 2018, <https://www.azcommerce.com/a/profiles/ViewProfile/47/Colorado+City/> (accessed December 6, 2021).

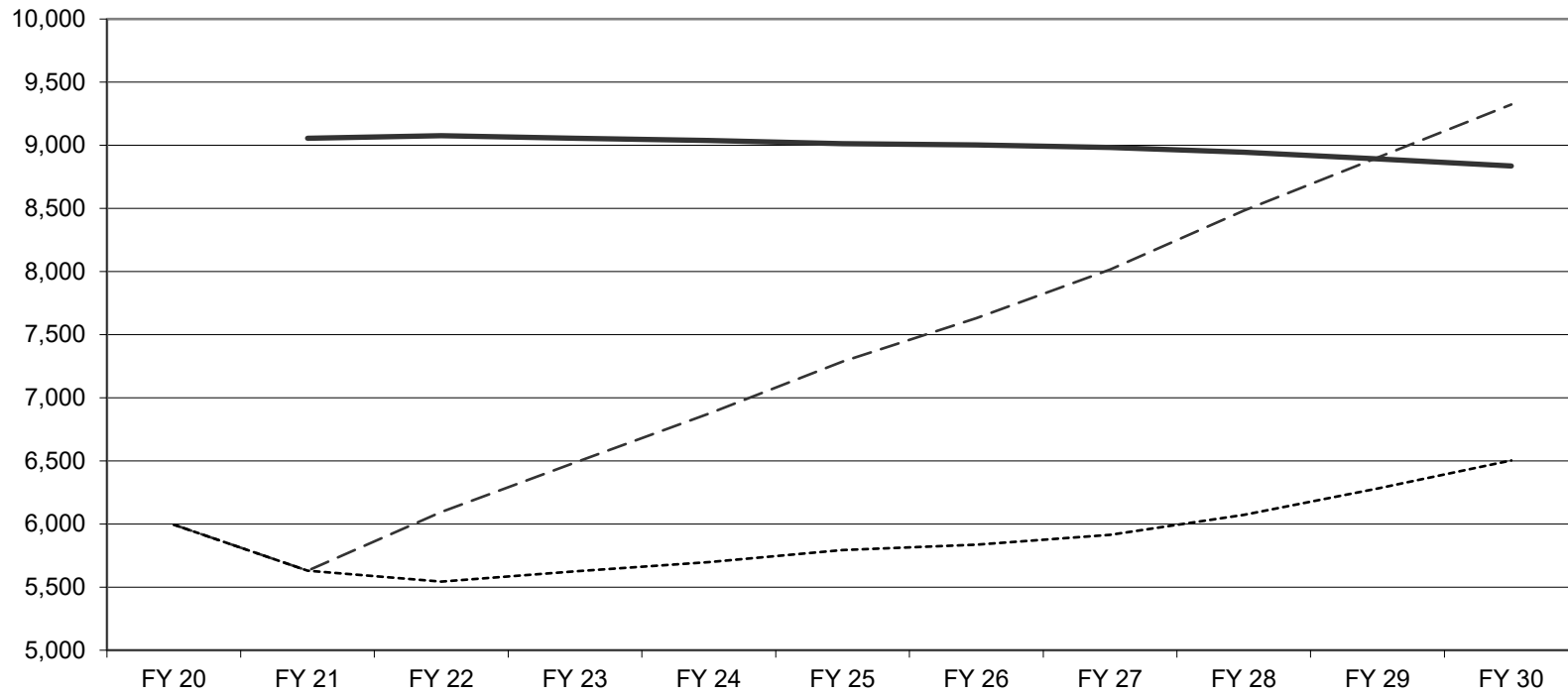
⁹ Marana Development Services, *Built environment*, by Town of Marana, 2021, <https://static1.squarespace.com/static/54cc191ce4b0f886f4762582/t/61aab1d95d821d20cfbaeffb/1638576602016/2021.11+Lot+Count+Full.pdf> (accessed December 7, 2021).



(1) FY 21 and FY 22 were provided by the District. FY 23 through FY 29 updated by ASU Research team in FY 22.
Projections are:

FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	Total
1,032	1,238	273	286	300	314	330	346	362	4,480

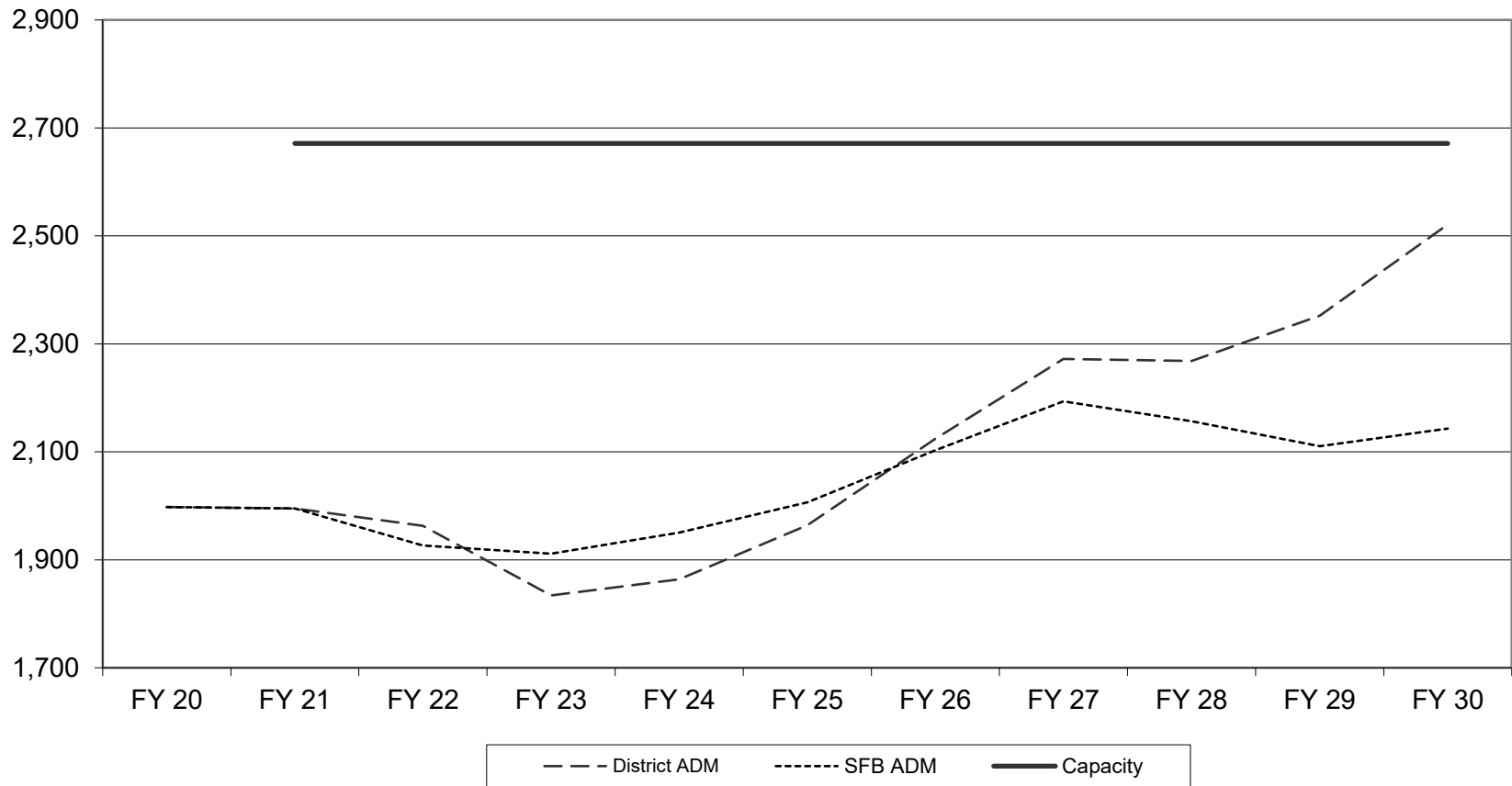
K-5 Graph
Marana Unified District



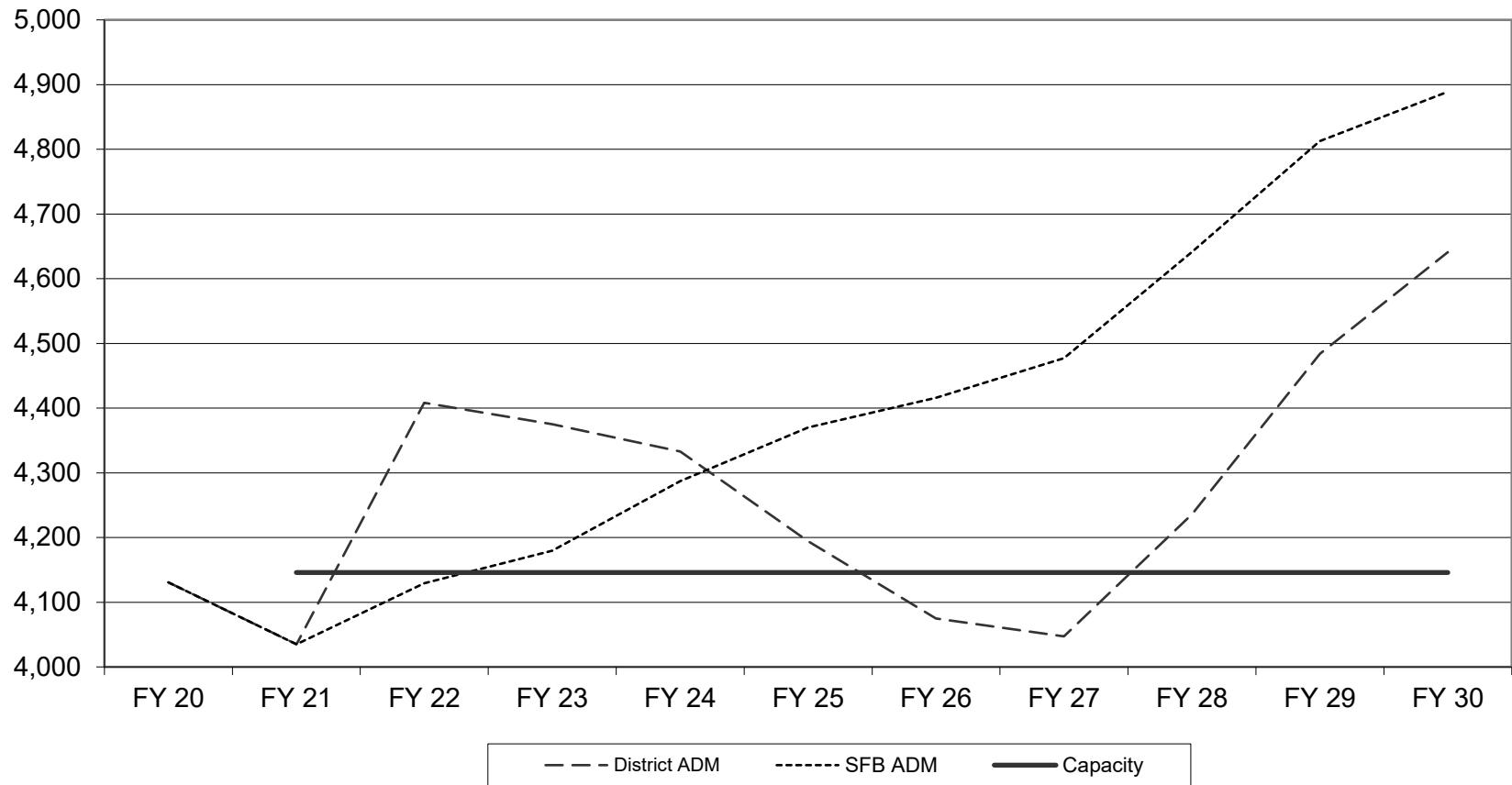
--- District ADM SFB ADM — Capacity

K-6	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
District ADM	5,994	5,630	6,095	6,487	6,873	7,285	7,630	8,014	8,483	8,903	9,323
SFB ADM	5,994	5,630	5,544	5,625	5,698	5,793	5,837	5,913	6,071	6,281	6,503
Capacity		9,054	9,076	9,055	9,037	9,014	9,003	8,983	8,944	8,892	8,836

7-8 Graph
Marana Unified District

[illegible]

9-12 Graph
Marana Unified District

[illegible]

**STATE OF ARIZONA
SCHOOL FACILITIES OVERSIGHT BOARD**

**2022 New Construction Analysis
Marana Unified District
CTD – 100206
(9-12)**

District New Construction Request

FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)	FY 29 (7/1/28-6/30/29)
		9-12 for 400 students					

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

Staff Recommendation for December 15, 2021

FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)	FY 29 (7/1/28-6/30/29)
	9-12 for 400 students						

Note: The actual capacity of a 400-student 9-12 school in this district is 532 students.

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

9-12	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
Existing Capacity (1)	4,146	4,146	4,146	4,146	4,146	4,146	4,146	4,146	4,146	4,146
Total Student Capacity	4,146	4,146	4,146	4,146	4,146	4,146	4,146	4,146	4,146	4,146

<i>District's ADM Projections</i>	4,035	4,408	4,375	4,333	4,194	4,075	4,047	4,236	4,484	4,641
ADM Growth Rate	-2.3%	9.2%	-0.7%	-1.0%	-3.2%	-2.8%	-0.7%	4.7%	5.9%	3.5%
Number of Students for which new space is required (2)		262	229	187	48	(71)	(99)	90	338	495

<i>SFOB Recommended ADM Projections</i>	4,035	4,129	4,180	4,287	4,370	4,416	4,477	4,641	4,813	4,889
ADM Growth Rate	-2.3%	2.3%	1.2%	2.6%	1.9%	1.1%	1.4%	3.7%	3.7%	1.6%
Number of Students for which new space is required (2)		(17)	34	141	224	270	331	495	667	743

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

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

DECEMBER 15, 2021 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
TBD - New school	9-12	400	125	50,000	\$330.30	\$16,515,000	532

ADM Projections
Marana Unified District

12/9/2021

District Provided ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 6	5,994	5,630	6,095	6,487	6,873	7,285	7,630	8,014	8,483	8,903	9,323	9,743
% change		-6.1%	8.3%	6.4%	6.0%	6.0%	4.7%	5.0%	5.9%	5.0%	4.7%	4.5%
7 - 8	1,998	1,995	1,963	1,834	1,864	1,964	2,124	2,272	2,268	2,352	2,521	2,641
% change		-0.1%	-1.6%	-6.6%	1.6%	5.4%	8.1%	7.0%	-0.2%	3.7%	7.2%	4.8%
9 - 12	4,130	4,035	4,408	4,375	4,333	4,194	4,075	4,047	4,236	4,484	4,641	4,873
% change		-2.3%	9.2%	-0.7%	-1.0%	-3.2%	-2.8%	-0.7%	4.7%	5.9%	3.5%	5.0%
Total	12,122	11,660	12,466	12,696	13,070	13,443	13,829	14,333	14,987	15,739	16,485	17,257
% change		-3.8%	6.9%	1.8%	2.9%	2.9%	2.9%	3.6%	4.6%	5.0%	4.7%	4.7%

SFOB ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 6	5,994	5,630	5,544	5,625	5,698	5,793	5,837	5,913	6,071	6,281	6,503	6,720
% change		-6.1%	-1.5%	1.5%	1.3%	1.7%	0.7%	1.3%	2.7%	3.5%	3.5%	3.3%
7 - 8	1,998	1,995	1,927	1,911	1,950	2,006	2,103	2,193	2,157	2,111	2,143	2,213
% change		-0.1%	-3.4%	-0.8%	2.0%	2.9%	4.8%	4.3%	-1.7%	-2.1%	1.5%	3.3%
9 - 12	4,130	4,035	4,129	4,180	4,287	4,370	4,416	4,477	4,641	4,813	4,889	4,933
% change		-2.3%	2.3%	1.2%	2.6%	1.9%	1.1%	1.4%	3.7%	3.7%	1.6%	0.9%
Total	12,122	11,660	11,600	11,716	11,935	12,170	12,355	12,584	12,869	13,204	13,535	13,866
% change		-3.8%	-0.5%	1.0%	1.9%	2.0%	1.5%	1.9%	2.3%	2.6%	2.5%	2.4%

Assumptions:

FY 20 and FY 21 are actual based on information received from ADE. FY 22 through FY 31 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 6	5,994	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
% change		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
7 - 8	1,998	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
% change		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
9 - 12	4,130	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
% change		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total	12,122	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
% change		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

ADM History
Marana Unified District

	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	5-Year Average
K - 6	4,813	5,230	5,187	5,827	5,994	5,630	
% change		8.7%	-0.8%	12.3%	2.9%	-6.1%	3.2%
7 - 8	1,911	1,879	1,889	1,854	1,998	1,995	
% change		-1.6%	0.5%	-1.8%	7.7%	-0.1%	0.9%
9 - 12	4,034	3,992	3,971	4,044	4,130	4,035	
% change		-1.0%	-0.5%	1.8%	2.1%	-2.3%	0.0%
Total	10,757	11,102	11,047	11,726	12,122	11,660	
% change		3.2%	-0.5%	6.1%	3.4%	-3.8%	1.6%

Square Footage and Capacity by School

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
DeGrazia Elementary School	68,024	0	68,024	951	67,073	85	789
Marjorie W Estes Elementary School (2)	122,665	59,706	62,959	NA	62,959	80	787
District-funded addition to Estes	4,140	4,140	0	NA	0	80	0
Thornydale Elementary School	51,354	0	51,354	0	51,354	85	604
District-funded addition to Thornydale	5,497	5,497	0	0	0	80	0
Butterfield Elementary School	55,738	65	55,673	718	54,955	85	647
Roadrunner Elementary School	59,137	1,995	57,142	0	57,142	85	672
Desert Winds Elementary School	51,103	0	51,103	0	51,103	85	601
Ironwood Elementary School	68,078	2,040	66,038	896	65,142	85	766
Quail Run Elementary School	60,828	0	60,828	1,073	59,755	85	703
CoyoteTrail Elementary School	64,790	1,904	62,886	1,042	61,844	85	728
Picture Rocks Intermediate School	48,742	0	48,742	1,042	47,700	85	561
District-funded space at Picture Rocks Intermediate School	27,000	23,930	3,070	NA	3,070	80	38
Twin Peaks Elementary	63,022	54,862	8,160	0	8,160	85	96
District-funded bldg. 1010 (K-6 portion only) (FY 20)	9,415	0	9,415	NA	9,415	80	118
District-funded bldg. 1011 (K-6 portion only) (FY 20)	9,415	0	9,415	NA	9,415	80	118
SFB-funded Rattlesnake Ridge	58,500	0	58,500	NA	58,500	80	731
District-funded addition to Rattlesnake Ridge	2,082	2,082	0	NA	0	80	0
Gladden Farms Elementary School	88,000	77,995	10,005	NA	10,005	80	125
Dove Mountain CTSTEM K-8 (K-6 portion only) (FY 20)	77,587	0	77,587	NA	77,587	80	970
Total K-6 Square Footage	995,117	234,216	760,901	5,722	755,179		9,054
Marana Middle School (formerly Marana Junior High School)	155,514	4,080	151,434	7,684	143,750	100	1,438
Tortolita Junior High School	139,274	4,515	134,759	11,390	123,369	100	1,234
Dove Mountain CTSTEM K-8 (7-8 portion only) (FY 20)	23,873	23,873	0	NA	0	80	0
District-funded bldg. 1010 (7-8 portion only) (FY 20)	2,897	2,897	0	NA	0	80	0
District-funded bldg. 1011 (7-8 portion only) (FY 20)	2,897	2,897	0	NA	0	80	0
Total 7-8 Square Footage	294,788	8,595	286,193	19,074	267,119		2,671
Another Chance at Education (A.C.E.)	1,440	0	1,440	0	1,440	109.5	13
Marjorie W Estes Elementary School (3)	12,714	0	12,714	0	12,714	109.5	116
Marana High School	290,524	69,044	221,480	11,542	209,938	109.5	1,917
Mountain View High School	318,806	69,982	248,824	18,941	229,883	109.5	2,099
Total 9-12 Square Footage	304,678	69,044	235,634	11,542	224,092		4,146
(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 41-5711 depending on the type of square footage.							
(2) Replacement school funded with Class B bonds. Does NOT include two high school buildings.							
(3) Buildings 1004 and 1008 at Marjorie W. Estes Elementary School. Re-configuration was approved by SFB at 10/7/99 meeting.							
Note: SFB-funded schools are not adjusted for interior corridors.							

Local Funds Report
Marana Unified District

12/9/2021

K-6 Square Footage	Prior Years	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
Thornydale P-12, P-14	1,357										1,357
Rattlesnake Ridge	1,002										1,002
Estes modular building	4,140										4,140
Thornydale modular building	4,180										4,180
Gladden Farms Elementary School (FY 16)	88,000										88,000
Picture Rocks Intermediate Building 1006 (FY 16)	27,000										27,000
Dove Mountain CTSTEM K-8 (K-6 portion only) (FY 20)	77,587										77,587
Twin Peaks ES (K-6 portion only) (FY 20)	18,830										18,830
Cumulative Total	222,096	222,096	222,096	222,096	222,096	222,096	222,096	222,096	222,096	222,096	98,679
ADM Projections	5,630	5,544	5,625	5,698	5,793	5,837	5,913	6,071	6,281	6,503	
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	112,605	110,873	112,508	113,951	115,864	116,732	118,268	121,424	125,617	130,069	
Square Footage to be built in excess of 25% threshold (1)	109,491	111,223	109,589	108,145	106,232	105,364	103,828	100,673	96,479	92,027	
Capacity of excess square footage	1,369	1,390	1,370	1,352	1,328	1,317	1,298	1,258	1,206	1,150	

7-8 Square Footage	Prior Years	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
Tortolita Middle School building 1013 (FY 13)	4,515										4,515
Dove Mountain CTSTEM K-8 (7-8 portion only) (FY 20)	23,873										23,873
Twin Peaks ES (7-8 portion only) (FY 20)	5,794										5,794
Cumulative Total	34,182	34,182	34,182	34,182	34,182	34,182	34,182	34,182	34,182	34,182	34,182
ADM Projections	1,995	1,927	1,911	1,950	2,006	2,103	2,193	2,157	2,111	2,143	
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	39,908	38,534	38,226	39,005	40,125	42,054	43,870	43,131	42,213	42,858	
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
Marana Unified District

12/9/2021

9-12 Square Footage	Prior Years	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
Marana High School bldg. 1023 (FY 15)	7,812										7,812
Buidling K (FY 18)	6,116										6,116
Marana High School bldg. 1026 (FY 15)	3,398										3,398
Bond funded addition to Marana HS building 1019	705										705
Cumulative Total	18,031	18,031	18,031	18,031	18,031	18,031	18,031	18,031	18,031	18,031	18,031
ADM Projections	4,035	4,129	4,180	4,287	4,370	4,416	4,477	4,641	4,813	4,889	
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	94,833	97,040	98,222	100,752	102,698	103,779	105,212	109,070	113,098	114,890	
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	

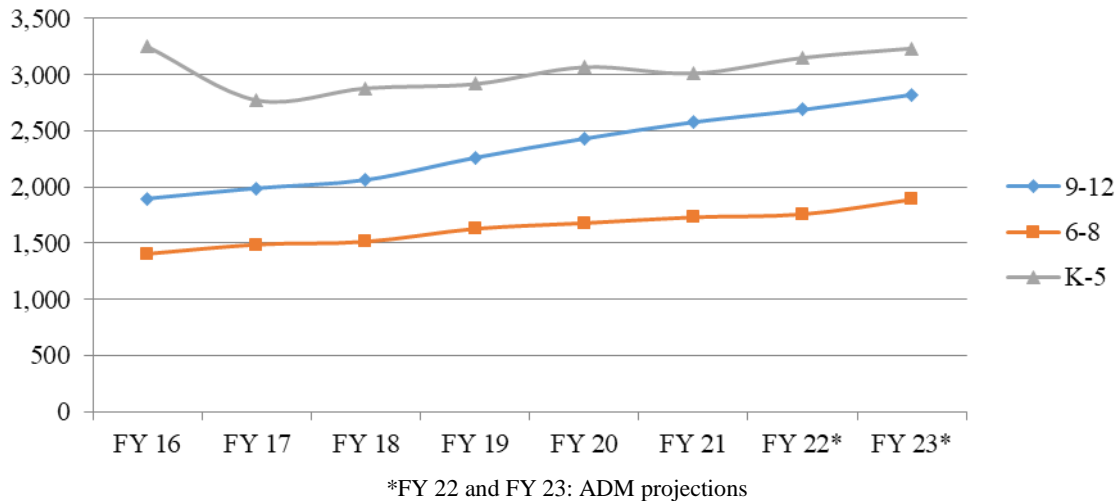
(1) per A.R.S. 41-5711 E.6.

Maricopa Unified School District

District Overview

Maricopa Unified School District covers the town of Maricopa and surrounding areas in the northwestern part of Pinal County. The District currently has six K-5 elementary schools, two 6-8 middle schools, one high school, and is in the process of building an additional high school (022N) with both state and local funds.

District ADM History



District Outlook

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

Maricopa Unified School District Outlook

Maricopa Unified School District services the City of Maricopa and surrounding areas. Maricopa USD grew from 47,289 in 2010 to 61,444 in 2020.¹ This represents a 29.9% increase in population over the 10-year period, equivalent to an average annual growth of 2.6%.² The largest population center the district serves is the City of Maricopa, which is roughly 43 square miles and has a planning area of 233 square miles.³ Maricopa's population is 58,125 with 27.2% under the age of 18.⁴ The median age of their population is 33.⁵ The city is expecting a steady growth rate of approximately 4% through 2030.⁶ Some primary industries in the city of Maricopa include agritech, automotive, and agriculture.⁷

In 2013, Maricopa identified that 80% of their residents worked outside the city.⁸ Also, in 2014, through a citizen survey, the city identified a lack of retail/industry as well as lack of jobs/economy as the most critical issues facing the community.⁹ The city responded to these concerns through several economic development initiatives that has facilitated the growth they have experienced. One of the larger projects is the Estrella Gin Business Park located at West Edison and North Loma roads, which is the city's first true business park.¹⁰ This business park will provide retail, office, manufacturing, and light industrial or warehouse space with an expectation to create 700 jobs.¹¹ Another project is the building of a \$20 million hospital that will potentially employ 60-100 people and is the city's first hospital.¹²

Growth of business activity in Maricopa is also prompting residential growth. One planned project is the development of the residential subdivision Hogenes Farms. The initial phase is planned at 812 single-family homes with a future potential of 2,000 homes.¹³ No start date for development has been

¹ U.S Census Bureau

² Ibid.

³ "Population & Demographics," *City of Maricopa*, Accessed December 8, 2021, <https://www.maricopa-az.gov/our-city/populations-demographics>

⁴ "QuickFacts Maricopa city, Arizona," *U.S Census Bureau*, Accessed December 8, 2021, <https://www.census.gov/quickfacts/fact/table/maricopacityarizona/PST040219>

⁵ "Population & Demographics," *City of Maricopa*, Accessed December 8, 2021, <https://www.maricopa-az.gov/our-city/populations-demographics>

⁶ "A. Growth Area Element," *City of Maricopa*, Accessed December 8, 2021, <https://www.maricopa-az.gov/departments/planning-maricopa-general-plan/general-plan-elements/growth-area-element>

⁷ "F. Economic Development Element," *City of Maricopa*, Accessed December 8, 2021, <https://www.maricopa-az.gov/departments/planning-maricopa-general-plan/general-plan-elements/economic-development-element>

⁸ Ibid.

⁹ Ibid.

¹⁰ Jay Taylor, "6 key projects west of SR 347," *inMaricopa.com*, May 30, 2021, <https://www.inmaricopa.com/6-key-projects-west-state-route-347/> (accessed December 8, 2021).

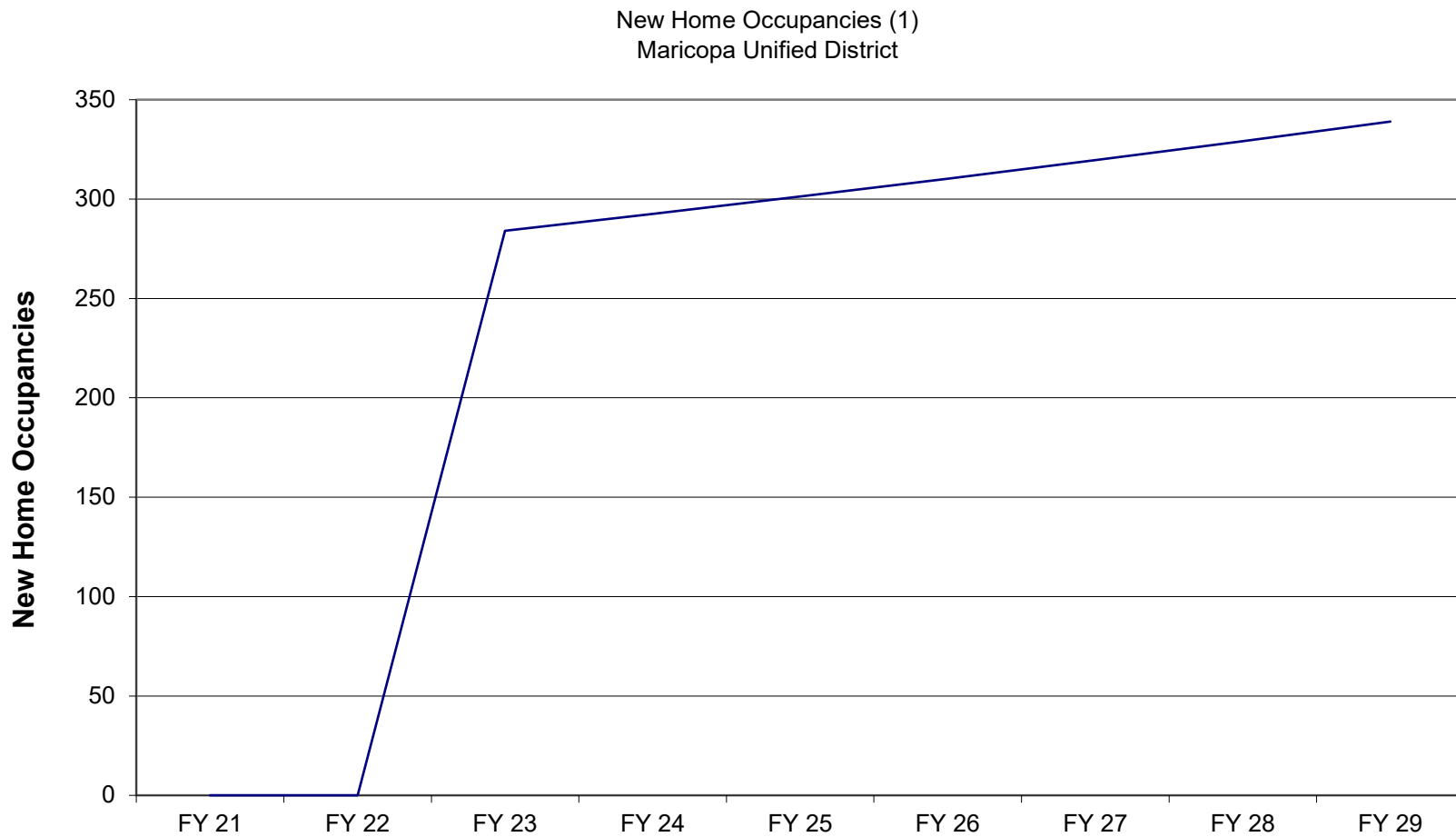
¹¹ Ibid.

¹² Ibid.

¹³ Ibid.

provided by the developer.¹⁴ The growth of the City of Maricopa with economic and residential development activities will support ADM growth in the school district more broadly.

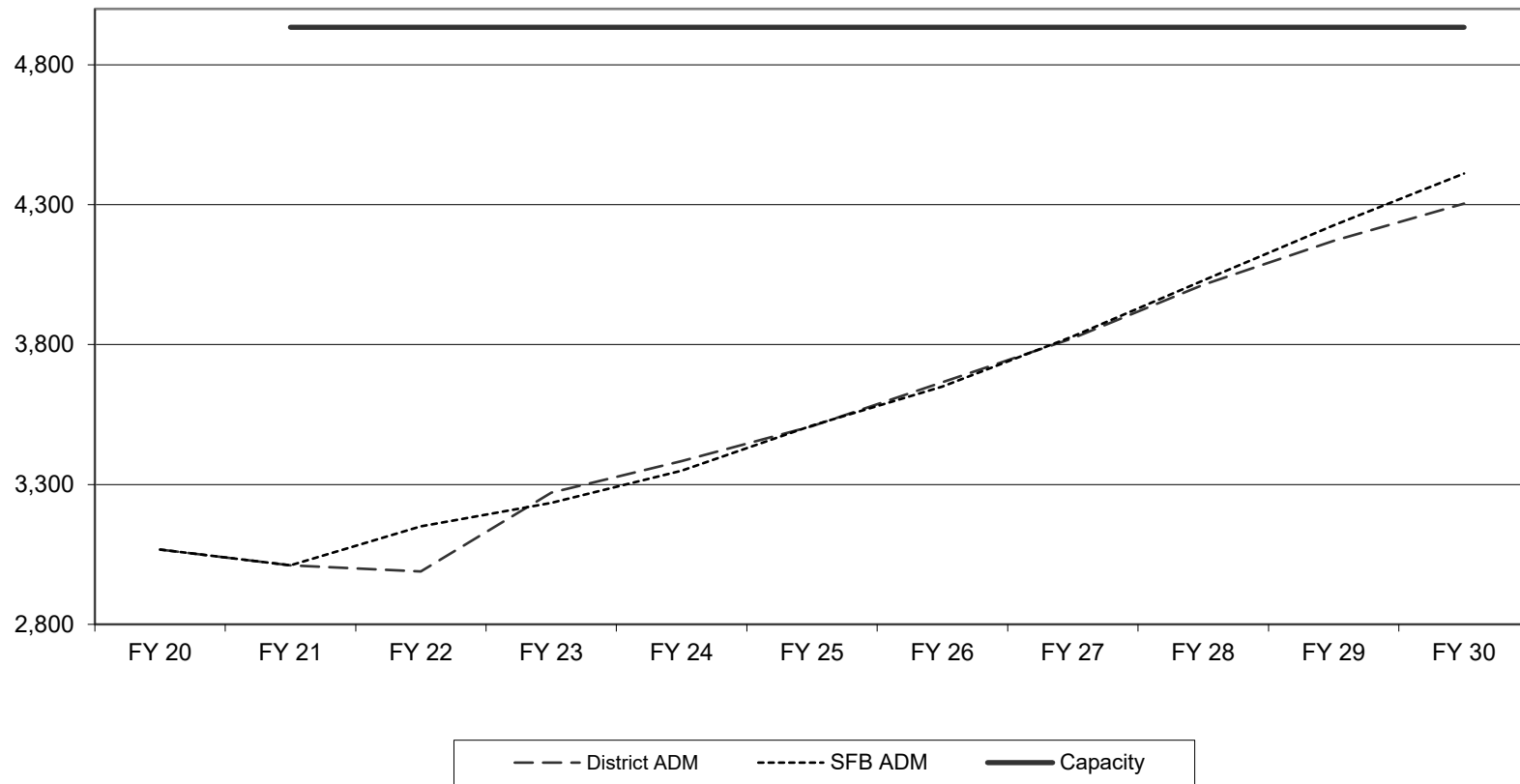
¹⁴ Ibid.



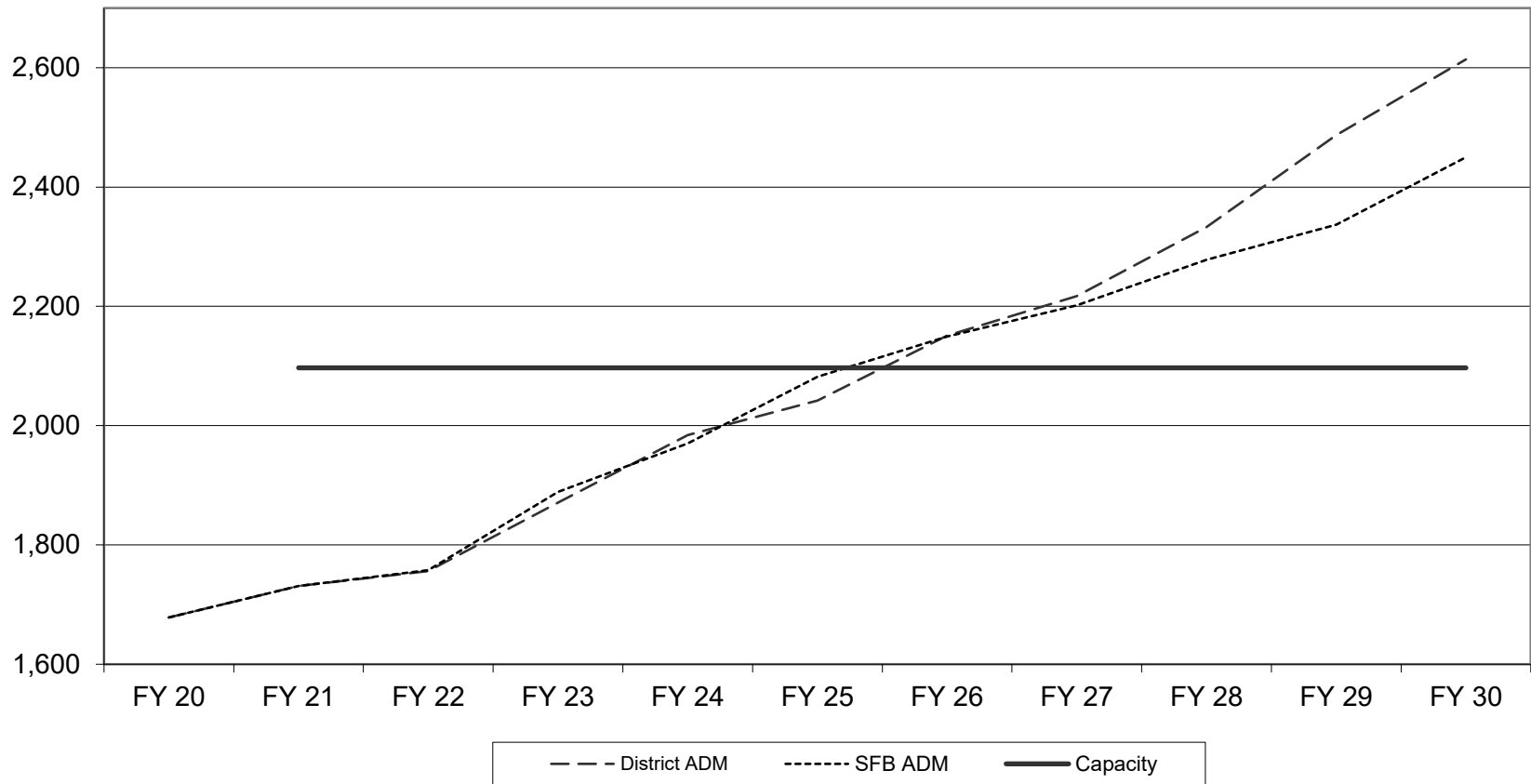
(1) FY 21 and FY 22 were provided by the District. FY 23 through FY 29 updated by ASU Research team in FY 22.
Projections are:

FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	Total
0	0	284	293	301	310	320	329	339	2,176

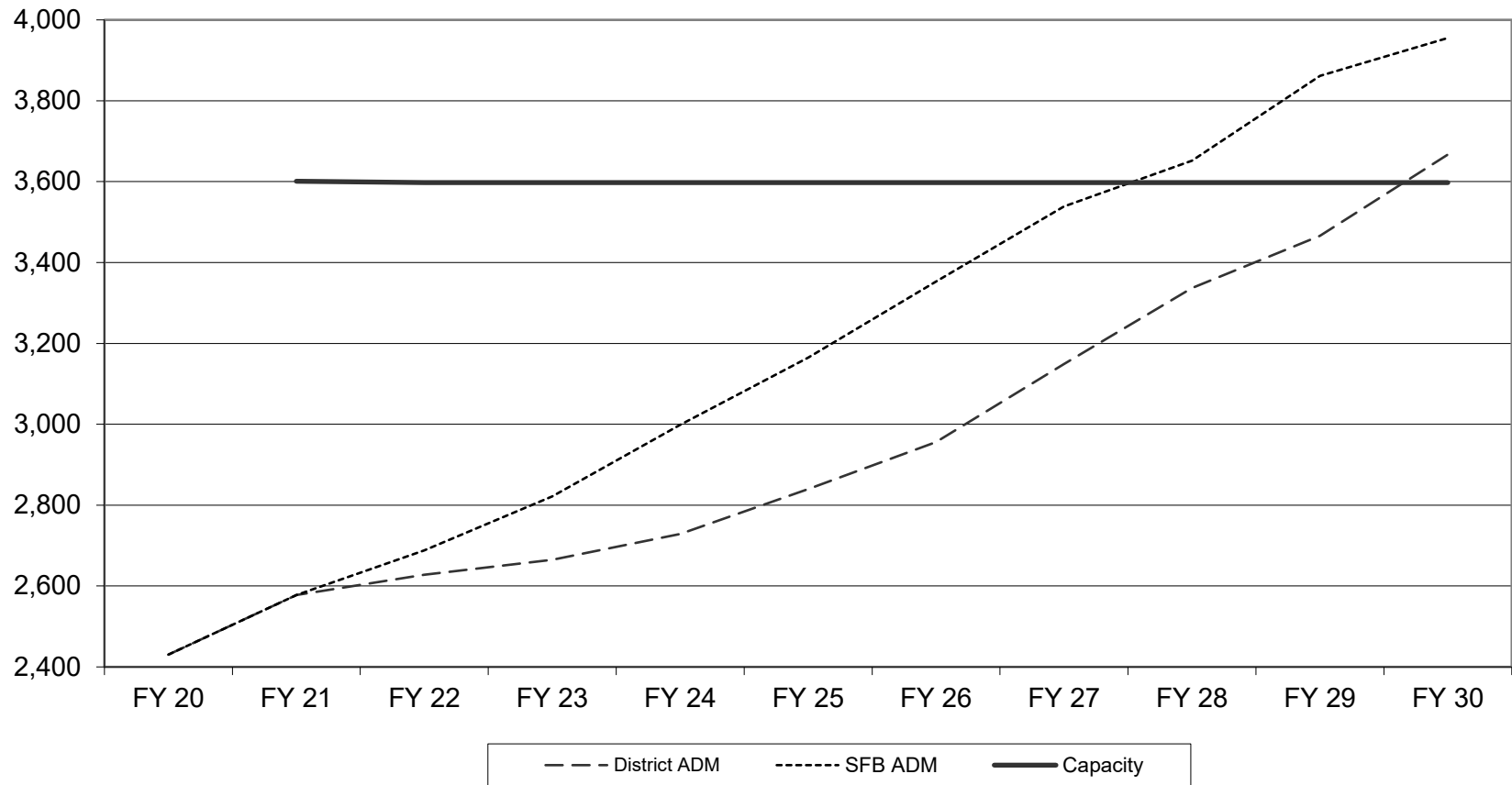
K-5 Graph
Maricopa Unified District

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6-8 Graph
Maricopa Unified District

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9-12 Graph
Maricopa Unified District

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**STATE OF ARIZONA
SCHOOL FACILITIES OVERSIGHT BOARD**

**2022 New Construction Analysis
Maricopa Unified District
CTD – 110220
(6-8)**

District New Construction Request

FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)	FY 29 (7/1/28-6/30/29)
				6-8 for 1,000 students			

Staff Notes Regarding District's Request: This project was not requested last year. The following is an excerpt from the District FY 22 Capital Plan: *We received a parcel from a developer donation. The parcel will revert back to the developer by December 2021 if we do not have written approval from the SFB for the construction of a new school.*

Staff Recommendation for December 15, 2021

FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)	FY 29 (7/1/28-6/30/29)
				6-8 for 600 students *			

Note: The actual capacity of a 600-student 6-8 school in this district is 725 students.

*** Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 41-5741 D. (2). Subject to change in future review.**

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

6-8	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
Existing Capacity (1)	2,097	2,097	2,097	2,097	2,097	2,097	2,097	2,097	2,097	2,097
Total Student Capacity	2,097	2,097	2,097	2,097	2,097	2,097	2,097	2,097	2,097	2,097

<i>District's ADM Projections</i>	1,731	1,756	1,871	1,984	2,042	2,151	2,217	2,333	2,487	2,614
ADM Growth Rate	3.1%	1.4%	6.5%	6.0%	2.9%	5.3%	3.1%	5.2%	6.6%	5.1%
Number of Students for which new space is required (2)		(341)	(226)	(113)	(55)	54	120	236	390	517

<i>SFOB Recommended ADM Projections</i>	1,731	1,758	1,889	1,970	2,082	2,149	2,202	2,278	2,337	2,450
ADM Growth Rate	3.1%	1.5%	7.5%	4.3%	5.7%	3.2%	2.4%	3.5%	2.6%	4.8%
Number of Students for which new space is required (2)		(339)	(208)	(127)	(15)	52	105	181	240	353

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

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

DECEMBER 15, 2021 STAFF RECOMMENDATION

The staff recommendation is to hold for consideration for possible future funding per A.R.S. 41-5741 D (2):

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
New school - TBD	6-8	600	96.67	58,002	725	FY 26

ADM Projections
Maricopa Unified District

12/9/2021

District Provided ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 5	3,067	3,011	2,989	3,271	3,384	3,509	3,666	3,823	4,014	4,171	4,304	4,454
% change		-1.8%	-0.7%	9.4%	3.5%	3.7%	4.5%	4.3%	5.0%	3.9%	3.2%	3.5%
6 - 8	1,678	1,731	1,756	1,871	1,984	2,042	2,151	2,217	2,333	2,487	2,614	2,758
% change		3.1%	1.4%	6.5%	6.0%	2.9%	5.3%	3.1%	5.2%	6.6%	5.1%	5.5%
9 - 12	2,430	2,578	2,628	2,665	2,729	2,840	2,956	3,149	3,337	3,466	3,667	3,824
% change		6.1%	1.9%	1.4%	2.4%	4.1%	4.1%	6.5%	6.0%	3.9%	5.8%	4.3%
Total	7,176	7,320	7,373	7,807	8,097	8,391	8,773	9,189	9,684	10,124	10,585	11,036
% change		2.0%	0.7%	5.9%	3.7%	3.6%	4.6%	4.7%	5.4%	4.5%	4.6%	4.3%

SFOB ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 5	3,067	3,011	3,151	3,234	3,350	3,510	3,650	3,830	4,029	4,226	4,411	4,584
% change		-1.8%	4.6%	2.7%	3.6%	4.8%	4.0%	4.9%	5.2%	4.9%	4.4%	3.9%
6 - 8	1,678	1,731	1,758	1,889	1,970	2,082	2,149	2,202	2,278	2,337	2,450	2,572
% change		3.1%	1.5%	7.5%	4.3%	5.7%	3.2%	2.4%	3.5%	2.6%	4.8%	5.0%
9 - 12	2,430	2,578	2,688	2,822	2,999	3,165	3,353	3,539	3,652	3,861	3,955	4,044
% change		6.1%	4.3%	5.0%	6.3%	5.5%	5.9%	5.5%	3.2%	5.7%	2.4%	2.2%
Total	7,176	7,320	7,596	7,945	8,319	8,757	9,152	9,570	9,959	10,425	10,817	11,200
% change		2.0%	3.8%	4.6%	4.7%	5.3%	4.5%	4.6%	4.1%	4.7%	3.8%	3.5%

Assumptions:

FY 20 and FY 21 are actual based on information received from ADE. FY 22 through FY 31 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 5	3,067	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
% change		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
6 - 8	1,678	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
% change		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
9 - 12	2,430	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
% change		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total	7,176	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
% change		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

ADM History
Maricopa Unified District

	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	5-Year Average
K - 5	2,774	2,773	2,880	2,917	3,067	3,011	
% change		0.0%	3.8%	1.3%	5.1%	-1.8%	1.7%
6 - 8	1,406	1,487	1,513	1,628	1,678	1,731	
% change		5.8%	1.7%	7.6%	3.1%	3.1%	4.2%
9 - 12	1,897	1,990	2,064	2,262	2,430	2,578	
% change		4.9%	3.7%	9.6%	7.5%	6.1%	6.3%
Total	6,077	6,250	6,457	6,807	7,176	7,320	
% change		2.9%	3.3%	5.4%	5.4%	2.0%	3.8%

Square Footage and Capacity by School
Maricopa Unified District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Original Maricopa Elementary School - RETIRED 4-5-07	0	0	0	0	0	85	0
SFB-funded Santa Rosa Elementary	48,240	0	48,240	NA	48,240	80	603
SFB-funded Pima Butte Elementary	40,500	0	40,500	NA	40,500	80	506
SFB-funded Maricopa Elementary at Alterra	76,569	69	76,500	NA	76,500	80	956
SFB-funded Santa Cruz Elementary	76,500	0	76,500	NA	76,500	80	956
SFB-funded Butterfield Elementary	76,500	0	76,500	NA	76,500	80	956
SFB-funded Saddleback Elementary	76,500	0	76,500	NA	76,500	80	956
Total P-5	394,809	69	394,740	0	394,740		4,934
SFB-funded Maricopa Wells Middle School	84,044	569	83,475	NA	83,475	82.7	1,009
District-funded addition to Maricopa Wells built FY 09	8,000	8,000	0	NA	0	80	0
SFB-funded Desert Wind Middle School	98,436	11,433	87,003	NA	87,003	80	1,088
District-funded addition to Desert Wind Middle School (FY 18)	1,600	1,600	0	NA	0	80	0
Total 6-8	192,080	21,602	170,478	0	170,478		2,097
Maricopa High School (formerly Maricopa Middle School) (2)	36,710	720	35,990	0	35,990	129.5	278
Maricopa High School (3)	40,420	234	40,186	1,408	38,778	129.5	299
SFB-funded addition to High School (FY 03) (4)	5,000	0	5,000	NA	5,000	120	42
SFB-funded addition to High School (portion of 013N approved 2/2/06) (FY 09)	26,800	0	26,800	NA	26,800	120	223
SFB-funded addition to High School (portion of 013N approved 6/7/07) (FY 09)	134,000	0	134,000	NA	134,000	94	1,426
District-funded addition to High School	43,187	43,187	0	NA	0	94	0
District-funded addition to High School (FY 16)	35,120	35,120	0	NA	0	94	0
District-funded addition to High School (FY 19) bldg. 1019	7,412	7,252	160	NA	160	94	2
District-funded addition to High School (FY 19) bldg. 1020	7,084	6,931	153	NA	153	94	2
District-funded addition to High School (FY 19) bldg. 1021	426	417	9	NA	9	94	0
SFB-funded 022N	125,000	0	125,000	NA	125,000	94	1,330
District-funded addition to 022N	36	36	0	NA	0	94	0
Total 9-12	461,195	93,897	242,298	1,408	365,890		3,601

Local Funds Report
Maricopa Unified District

12/9/2021

	Prior Years	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
K-5 Square Footage											
Addition to new Maricopa Elementary	69										69
Cumulative Total	69	69	69	69	69	69	69	69	69	69	69
ADM Projections	3,011	3,151	3,234	3,350	3,510	3,650	3,830	4,029	4,226	4,411	
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	60,220	63,012	64,689	66,996	70,210	72,998	76,594	80,584	84,527	88,229	
Square Footage to be built in excess of 25% threshold (1)	0	0	0	0	0	0	0	0	0	0	
Capacity of excess square footage	0	0	0	0	0	0	0	0	0	0	

	Prior Years	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
6-8 Square Footage											
Addition to Maricopa Wells (FY 07)	569										569
Addition to Desert Wind (FY 09)	11,433										11,433
Addition to Maricopa Wells (FY 09)	8,000										8,000
Addition to Desert Wind (FY 19)	1,600										1,600
Cumulative Total	21,602	21,602	21,602	21,602	21,602	21,602	21,602	21,602	21,602	21,602	21,602
ADM Projections	1,731	1,758	1,889	1,970	2,082	2,149	2,202	2,278	2,337	2,450	
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	34,620	35,151	37,776	39,403	41,639	42,984	44,034	45,564	46,739	48,999	
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.

Local Funds Report
Maricopa Unified District

12/9/2021

	Prior Years	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
9-12 Square Footage											
Addition to project 013N	8,862										8,862
Performing Arts Center (FY 16)	35,120										35,120
Building 1017 (FY 18)	2,000										2,000
Maricopa HS bldg. 1019 (FY 19)	7,412										7,412
Maricopa HS bldg. 1020 (FY 19)	7,084										7,084
Maricopa HS bldg. 1021 (FY 19)	426										426
District-funded addition 022N		36									36
Cumulative Total	60,904	60,904	60,904	60,904	60,904	60,904	60,904	60,904	60,904	60,904	106,886
ADM Projections	2,578	2,688	2,822	2,999	3,165	3,353	3,539	3,652	3,861	3,955	
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	60,583	63,169	66,317	70,475	74,371	78,788	83,159	85,814	90,739	92,949	
Square Footage to be built in excess of 25% threshold (1)	321	0	0	0	0	0	0	0	0	0	
Capacity of excess square footage	3	0	0	0	0	0	0	0	0	0	

(1) per A.R.S. 41-5711 E.6.

Nadaburg Unified School District

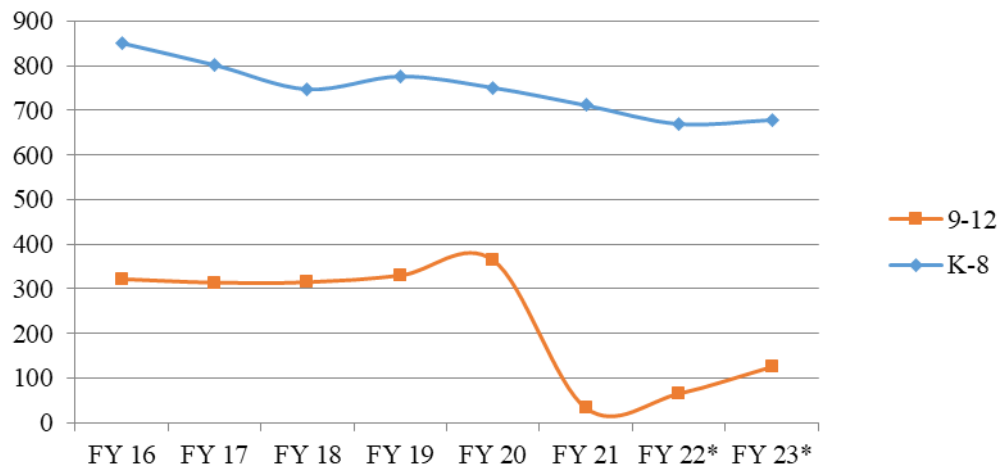
District Overview

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

Most of the district's high school students are tuitioned out to the Wickenburg and Dysart Unified Districts. The district is seeking its own high school in order to retain students and alleviate the need to pay tuition. Per A.R.S. §41-5741 (D)(4), the district was not previously eligible for State funding for high school space, as it did not have its own high school space and did not meet the criteria for a geographic exception.

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

District ADM History



*FY 22 and FY 23: ADM projections. For 9-12, FY 21 ADM only includes that of the district's own high school and prior years include tuitioned-out students.

District Outlook

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

Nadaburg Unified School District

Nadaburg Unified School District serves a portion of Surprise, the unincorporated community of Wittmann, and the surrounding rural areas in northwest Maricopa County.¹ Nadaburg USD grew from 8,136 in 2010 to 9,990 in 2020.² This represents a 22.79% increase in population over the 10-year period, equivalent to an average annual growth rate of 2.1%.³ Historically, because Nadaburg USD did not have a high school, students in grades 9 through 12 residing in the district were “tuitioned out” to Wickenburg and Dysart Unified School Districts. Mountainside High School in Nadaburg USD opened in the 2020-2021 academic year and served students in grade 9. For the 2021-2022 academic year, the high school expanded to grades 9 and 10. Mountainside High School will include grades 9 through 11 in the 2022-2023 academic year and grades 9 through 12 in the 2023-2024 academic year. As a result, Nadaburg USD is expected to see significant ADM growth as the high school grades are phased in and a portion of the tuitioned-out students opt to attend Mountainside High School as it is closer to most of the homes in the district.

The City of Surprise, situated in the West Valley, is estimated to grow from a population of approximately 150,000 today to 215,000 by 2030.⁴ It is expected to add between 2,000 and 3,000 new single-family residences each year for the next decade.⁵ New developments coming to the area include SimonCRE’s Prasada, a master-planned community with residential, employment, hospitality, and retail developments.⁶ Along with the Avondale Health-Tech Corridor, the Akos medical campus is also estimated to bring between 500 and 600 physicians, nurses, technologists, and support staff to Surprise and its neighboring cities.⁷ The area’s growth in population and commercial square footage allowed Surprise to see a 15.1 percent increase in sales tax collections and 5.8 percent increase in state shared sales tax revenues in FY 2020, despite the fiscal uncertainties of COVID-19.⁸

A portion of the residential development that will accompany this economic development will be in the portion of Surprise served by the Nadaburg USD service area. Additional modest residential development will occur outside of Surprise but still within the Nadaburg USD service area. The result will be robust and steady growth at least for the next several years.

¹ “District Map.” Nadaburg Unified School District. Accessed December 7, 2021.
<https://www.nadaburgsd.org/districtmap>.

² U.S. Census Bureau

³ Ibid.

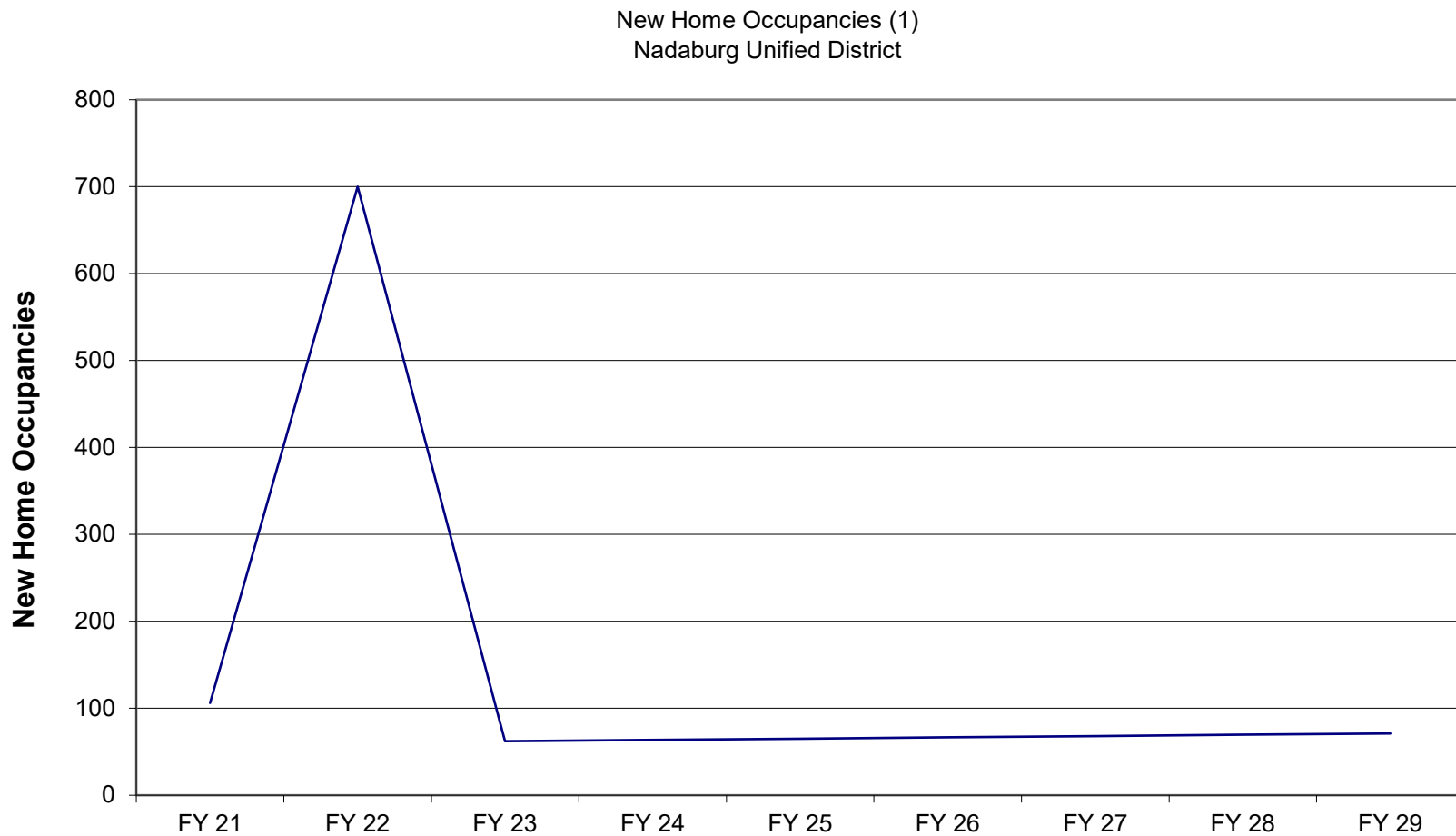
⁴ Tapia, Monica. “Three 2021 Growth Trends to Watch in Surprise.” AZBEX, January 8, 2021.
<https://azbex.com/three-2021-growth-trends-to-watch-in-surprise/>.

⁵ Ibid.

⁶ Jensen, Audrey. “Scottsdale Developer Unveils Plans for 700,000-Square-Foot Outdoor Mall in Surprise.” Phoenix Business Journal, December 2, 2021. <https://www.bizjournals.com/phoenix/news/2021/12/02/prasada-retail-center-surprise-developer.html>.

⁷ Lowery, Ilana. “What Is on the West Valley Horizon in 2021?” AZ Big Media, April 26, 2021.
<https://azbigmedia.com/business/what-is-on-the-west-valley-horizon-in-2021/>.

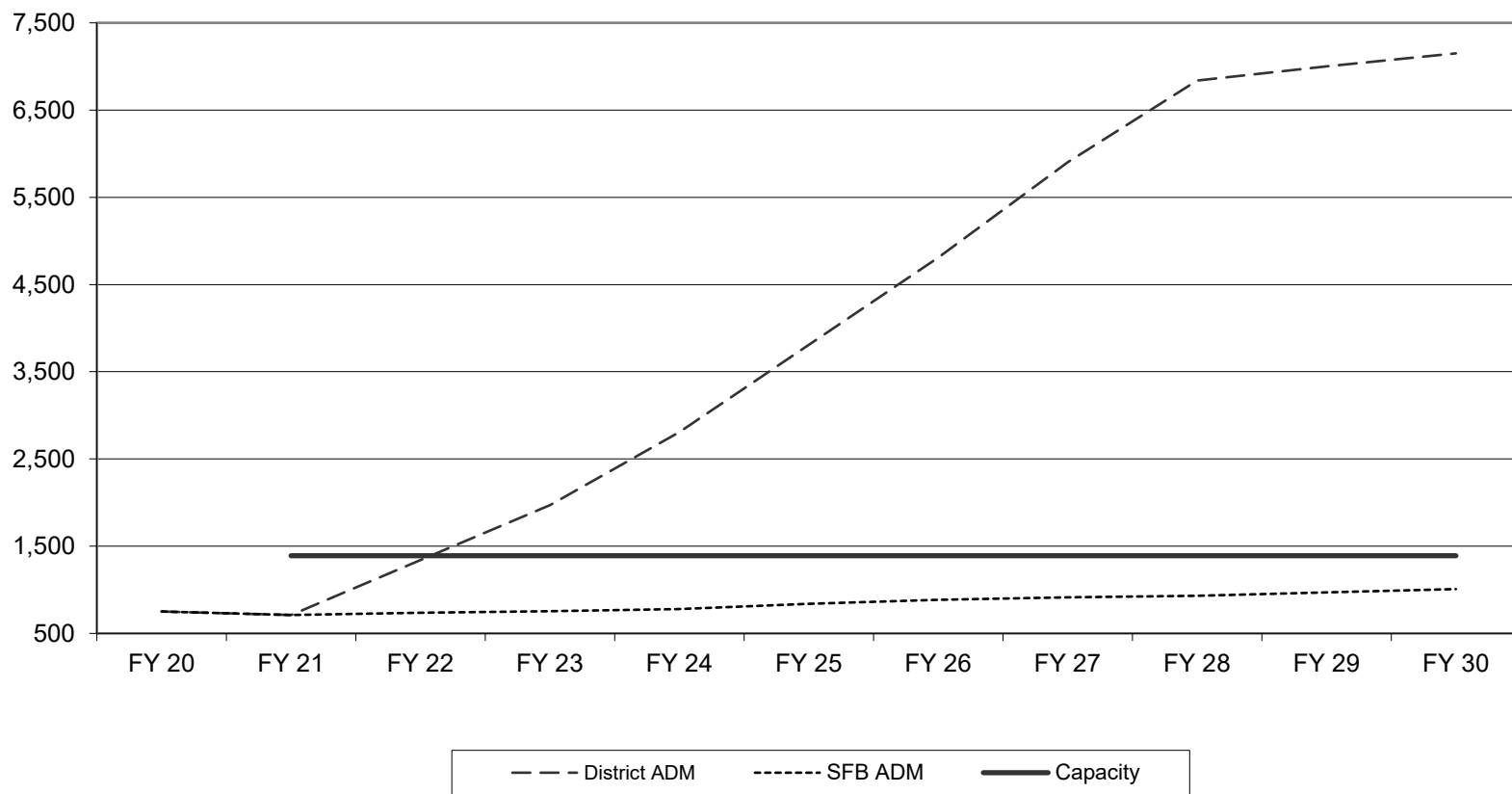
⁸ City of Surprise. “Comprehensive Annual Financial Report FY 2020.” January 21, 2021.
<https://www.surpriseaz.gov/DocumentCenter/View/46635/Comprehensive-Annual-Financial-Report-FY2020>.



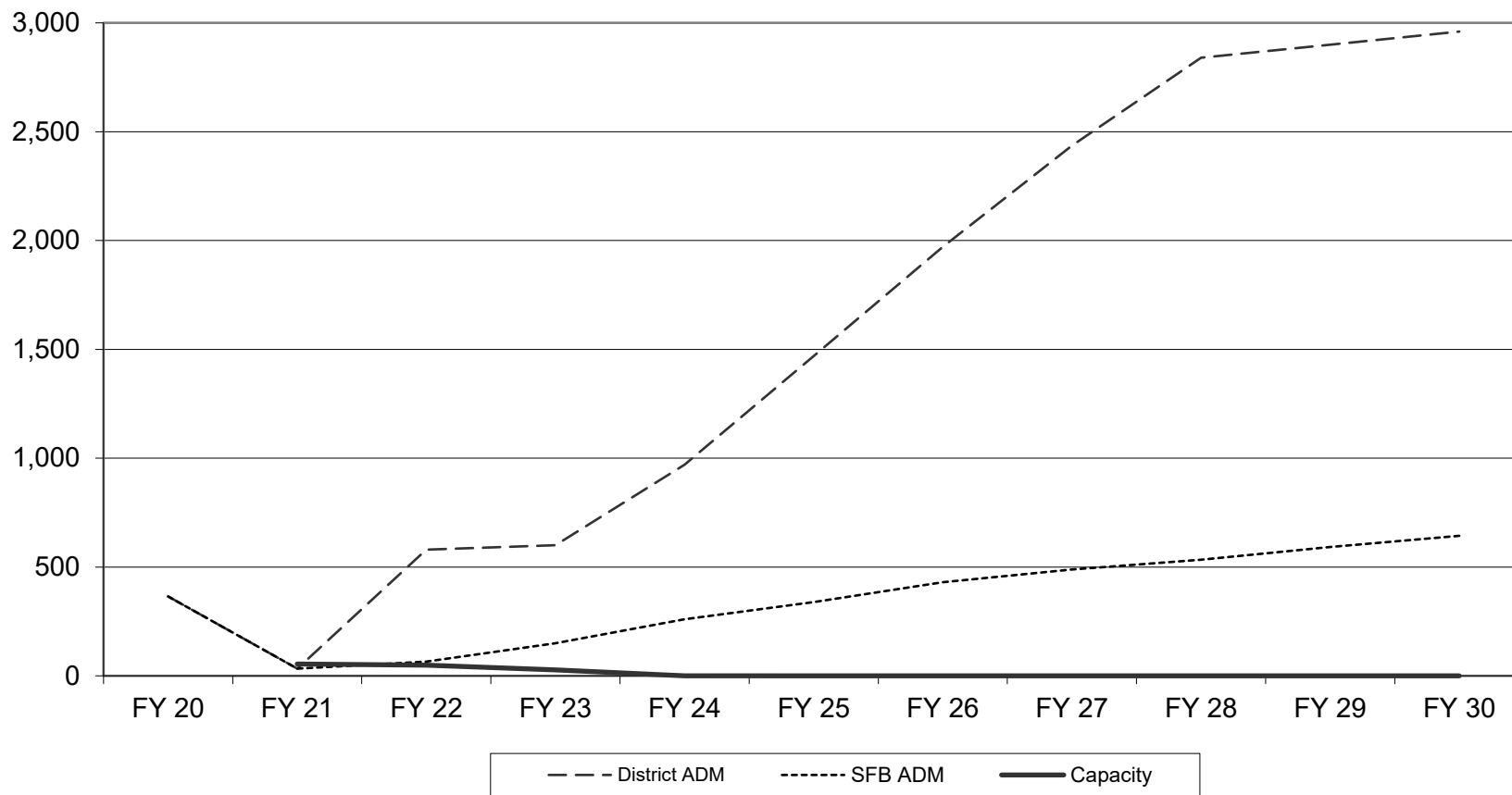
(1) FY 21 and FY 22 were provided by the District. FY 23 through FY 29 updated by ASU Research team in FY 22.
Projections are:

FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	Total
106	700	62	64	65	67	68	70	71	1,272

K-8 Graph
Nadaburg Unified District

[illegible]

9-12 Graph
Nadaburg Unified District



9-12	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
District ADM	364	33	580	600	970	1,470	1,970	2,435	2,840	2,900	2,960
SFB ADM	364	33	65	150	259	338	430	488	534	592	643
Capacity		54	49	28	0	0	0	0	0	0	0

**STATE OF ARIZONA
SCHOOL FACILITIES OVERSIGHT BOARD**

**2022 New Construction Analysis
Nadaburg Unified District
CTD – 070381
(K-8)**

District New Construction Request

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

Staff Notes Regarding District's Request: Project 008N was held for consideration last year to open in FY 29. The district would need to obtain land for this project.

Staff Recommendation for December 15, 2021

FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)	FY 29 (7/1/28-6/30/29)
							No longer projected to be approved within current analysis timeframe

*** Not approved for funding within the current two-year window. Subject to change in future review.**

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

K-8	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
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

<i>District's ADM Projections</i>	711	1,340	1,970	2,810	3,810	4,810	5,900	6,840	7,000	7,150
ADM Growth Rate	-5.2%	88.5%	47.0%	42.6%	35.6%	26.2%	22.7%	15.9%	2.3%	2.1%
Number of Students for which new space is required (2)		(51)	579	1,419	2,419	3,419	4,509	5,449	5,609	5,759

<i>SFOB Recommended ADM Projections</i>	711	737	753	780	839	886	914	933	970	1,008
ADM Growth Rate	-5.2%	3.6%	2.2%	3.6%	7.5%	5.6%	3.1%	2.1%	4.1%	3.9%
Number of Students for which new space is required (2)		(654)	(637)	(610)	(552)	(505)	(477)	(458)	(420)	(382)

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

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

DECEMBER 15, 2021 STAFF RECOMMENDATION

No longer projected to be approved within current analysis timeframe

**STATE OF ARIZONA
SCHOOL FACILITIES OVERSIGHT BOARD**

**2022 New Construction Analysis
Nadaburg Unified District
CTD – 070381
(9-12)**

District New Construction Request

FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)	FY 29 (7/1/28-6/30/29)
		9-12 for 500 students (007N)					

Staff Notes Regarding District's Request: Project 007N was held for consideration last year for 500 students to open in FY 22. The district would need to obtain land for this project.

Staff Recommendation for December 15, 2021

FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)	FY 29 (7/1/28-6/30/29)
9-12 for 500 students (007N)							

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

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

9-12	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
District-funded Capacity (1) (2)	54	49	28	0	-	-	-	-	-	-
Total Student Capacity	54	49	28	0	-	-	-	-	-	-

<i>District's ADM Projections</i>	33	580	600	970	1,470	1,970	2,435	2,840	2,900	2,960
ADM Growth Rate	NA	1657.6%	3.4%	61.7%	51.5%	34.0%	23.6%	16.6%	2.1%	2.1%
Number of Students for which new space is required (3)		531	572	970	1,470	1,970	2,435	2,840	2,900	2,960

<i>SFOB Recommended ADM Projections</i>	33	65	150	259	338	430	488	534	592	643
ADM Growth Rate	NA	97.8%	129.3%	73.4%	30.5%	27.1%	13.4%	9.4%	10.9%	8.6%
Number of Students for which new space is required (3)		16	122	259	338	430	488	534	592	643

(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. 41-5711 E.6. See Local Funds page.

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

DECEMBER 15, 2021 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
007N - New school	9-12	500	134	67,000	\$330.30	\$22,130,100	558

ADM Projections
Nadaburg Unified District

12/13/2021

District Provided ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 8	750	711	1,340	1,970	2,810	3,810	4,810	5,900	6,840	7,000	7,150	7,500
% change		-5.2%	88.5%	47.0%	42.6%	35.6%	26.2%	22.7%	15.9%	2.3%	2.1%	4.9%
9 - 12	364	33	580	600	970	1,470	1,970	2,435	2,840	2,900	2,960	3,100
% change		NA	1657.6%	3.4%	61.7%	51.5%	34.0%	23.6%	16.6%	2.1%	2.1%	4.7%
Total	1,115	744	1,920	2,570	3,780	5,280	6,780	8,335	9,680	9,900	10,110	10,600
% change		NA	158.1%	33.9%	47.1%	39.7%	28.4%	22.9%	16.1%	2.3%	2.1%	4.8%

SFOB ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 8	750	711	737	753	780	839	886	914	933	970	1,008	1,051
% change		-5.2%	3.6%	2.2%	3.6%	7.5%	5.6%	3.1%	2.1%	4.1%	3.9%	4.3%
9 - 12	364	33	65	150	259	338	430	488	534	592	643	655
% change		NA	97.8%	129.3%	73.4%	30.5%	27.1%	13.4%	9.4%	10.9%	8.6%	1.9%
Total	1,115	744	802	903	1,040	1,177	1,316	1,402	1,467	1,563	1,652	1,707
% change		NA	7.8%	12.6%	15.2%	13.2%	11.8%	6.5%	4.6%	6.6%	5.7%	3.4%

Assumptions:

FY 20 and FY 21 are actual based on information received from ADE. FY 22 through FY 31 based on cohort survival and residential development. 9-12 reflects tuitioned-out ADM in FY 20; FY 21 and future years reflect ADM from high school which district opened in Fall 2020.

SFB ADM Forecast - Last Year	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 8	750	714	722	742	816	951	1,076	1,205	1,332	1,428	1,529	NA
% change		-4.9%	1.1%	2.7%	10.0%	16.6%	13.1%	11.9%	10.5%	7.2%	7.1%	NA
9 - 12	364	37	62	128	209	295	372	431	468	485	498	NA
% change		NA	67.6%	106.6%	63.3%	41.0%	26.0%	15.9%	8.7%	3.6%	2.7%	NA
Total	1,115	751	784	870	1,025	1,246	1,448	1,636	1,800	1,913	2,027	NA
% change		NA	4.4%	10.9%	17.9%	21.6%	16.2%	13.0%	10.0%	6.3%	6.0%	NA

ADM History
Nadaburg Unified District

	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	5-Year Average
K - 8	847	803	748	776	750	711	
% change		-5.2%	-6.8%	3.8%	-3.3%	-5.2%	-3.4%
9 - 12	322	314	315	330	364	33	
% change		-2.4%	0.2%	4.8%	10.5%	NA	NA
Total	1,169	1,117	1,062	1,106	1,115	744	
% change		-4.4%	-4.9%	4.1%	0.8%	NA	NA

9-12 reflects tuitioned-out ADM through FY 20, and actual ADM in FY 21. District opened its first high school Fall 2020.

Square Footage and Capacity by School
Nadaburg Unified District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Nadaburg Elementary School (2)	92,749	40,240	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	162,056	40,247	121,809	5,252	116,557		1,391
Mountainside HS (Nadaburg ES bldgs. 1006-1007) (3)	7,812	1,021	6,791	NA	6,791	125	54
Relocated portable from Glendale ESD	1,811	1,811	0	NA	0	125	-
Total 9-12 Square Footage	9,623	2,832	6,791	0	6,791		54
(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 41-5711 depending on the type of square footage.							
(2) Includes replacement space funded by SFB.							
(3) See Local Funds page for excluded area which varies by year based on ADM.							
Note: SFB-funded schools are not adjusted for interior corridors.							

Local Funds Report
Nadaburg Unified District

12/13/2021

	Prior Years	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
K-8 Square Footage											
Additional SF at Desert Oasis (FY 09)	7										7
Cumulative Total	7	7	7	7	7	7	7	7	7	7	7
ADM Projections	711	737	753	780	839	886	914	933	970	1,008	
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)	14,221	14,735	15,064	15,608	16,777	17,719	18,274	18,650	19,408	20,166	
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	

	Prior Years	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
9-12 Square Footage											
Retired space brought up to minimum guidelines by Distri	7,812										7,812
Cumulative Total	7,812	7,812	7,812	7,812	7,812	7,812	7,812	7,812	7,812	7,812	7,812
ADM Projections	33	65	150	259	338	430	488	534	592	643	
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 (1)	980	1,958	4,489	7,784	10,154	12,904	14,639	16,020	17,766	19,297	
Square Footage to be built in excess of 25% threshold	6,832	5,854	3,323	28	0	0	0	0	0	0	
Capacity of excess square footage	57	49	28	0	0	0	0	0	0	0	

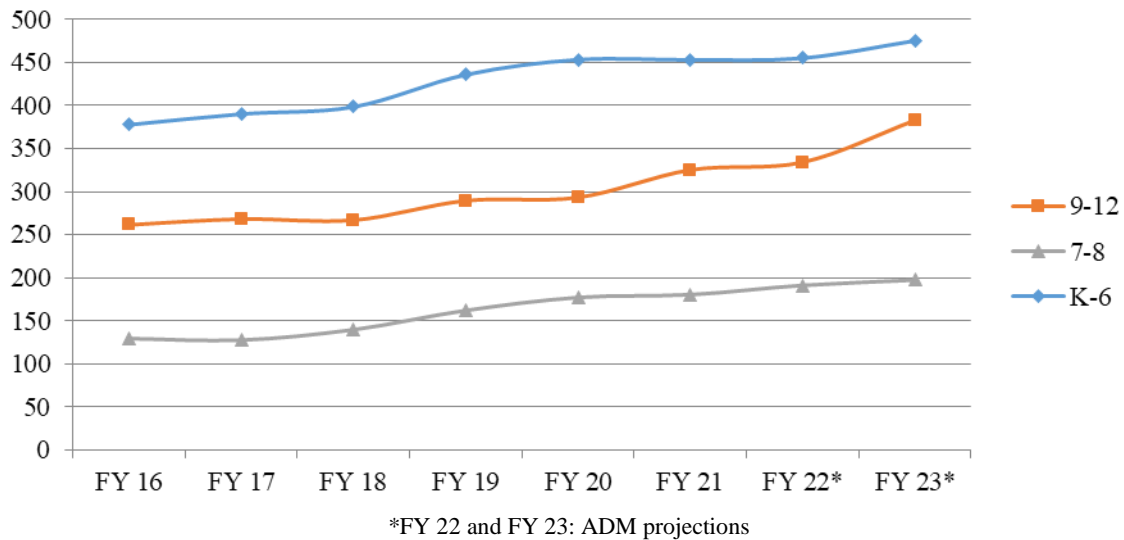
(1) per A.R.S. 41-5711 E.6.

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), one junior high school (7-8), and one high school (9-12). Additional SFB-funded and locally-funded space at the elementary school is substantially complete.

District ADM History



District Outlook

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

Pima Unified School District

Pima Unified School District serves the Town of Pima located in Graham County, and is near the City of Safford along the Gila River. Pima USD grew from 3,747 in 2010 to 4,221 in 2020.¹ This represents a 12.65% increase in population over the 10-year period, equivalent to an average annual growth rate of 1.2%.² Agriculture is a major economic activity in Graham County, and the Town of Pima serves as a farm trade center for surrounding communities. Near the Coronado National Forest, it is also becoming a popular tourist and retirement destination. These factors have increased wholesale and retail trade. Major employers include state and federal government offices as well as Eastern Arizona College, the community college located in the neighboring Town of Thatcher that serves Graham and Gila Counties.³ Among residents of the Town of Pima, 18 percent are employed in educational services, health care, and social assistance; 14 percent in retail; and 11 percent in agriculture.⁴

The Town of Pima has seen slow but steady population growth due to an expanding availability of real estate. The approval of Cottonwood Crossing and Ferrin's Corner subdivisions will allow for the construction of new homes and streets. Homes are also expected to be built in the existing subdivisions of Pima South Estates and Alder Heights. In addition, commercial development in the Town of Pima includes those expanding into new locations, such as the Optimal Health Centre, as well as new businesses opening in a planned industrial area.⁵

These developments will generate additional population growth. But the numbers are smaller than in larger communities, so the number of children generated by the increased housing will likely not place rapid pressure on the district for additional school space and can occur at a measured pace.

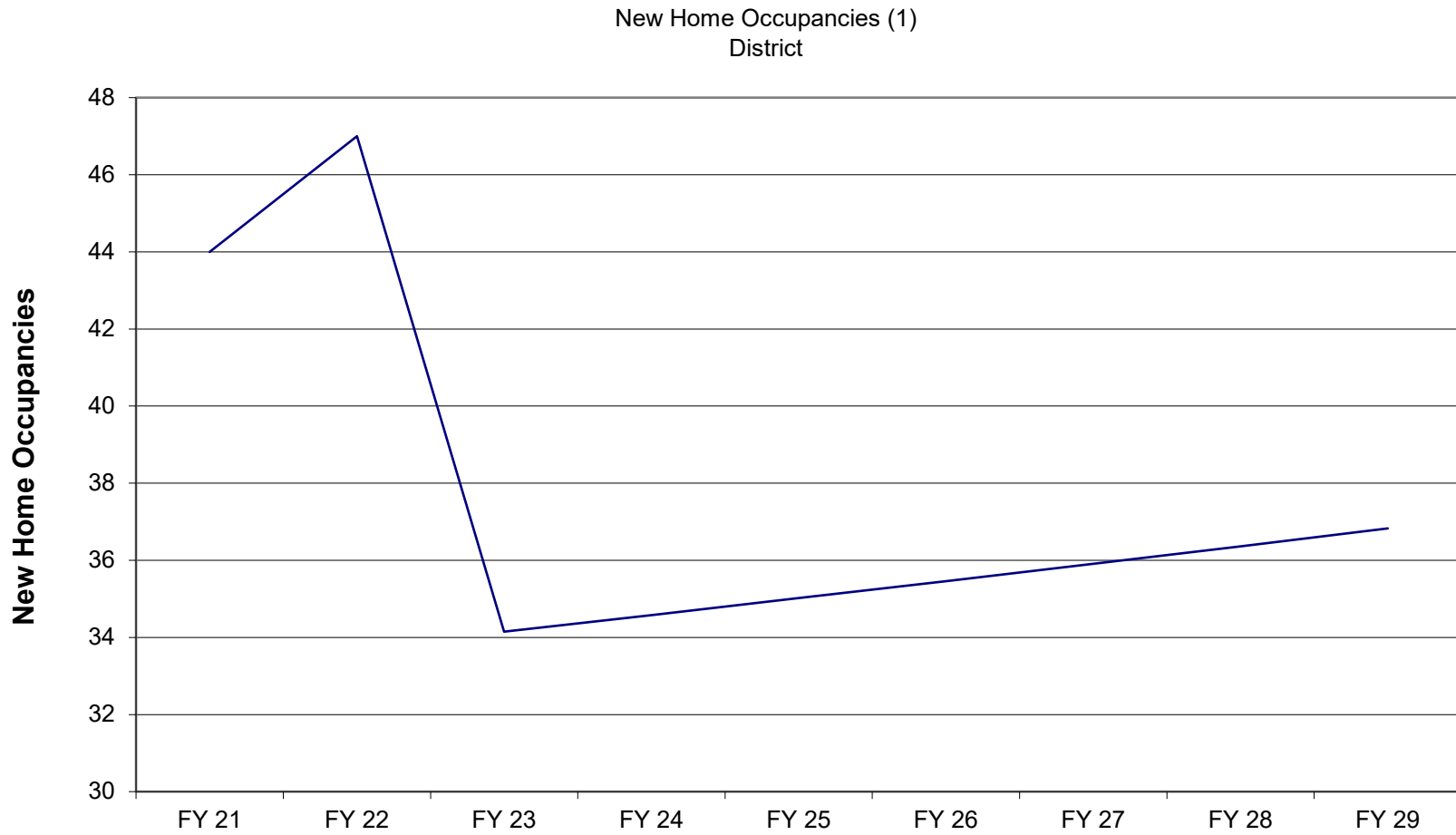
¹ U.S. Census Bureau

² Ibid.

³ Arizona Commerce Authority. "Community Profile for Pima," October 1, 2018.
<https://www.azcommerce.com/a/profiles/ViewProfile/98/Pima/>.

⁴ Town of Pima. "Town Profile - Economic Development." Regional Inventory of Economic Assets.
<http://pimatown.az.gov/application/files/3214/5617/3312/regionalinventoryofeconomicassets.pdf>.

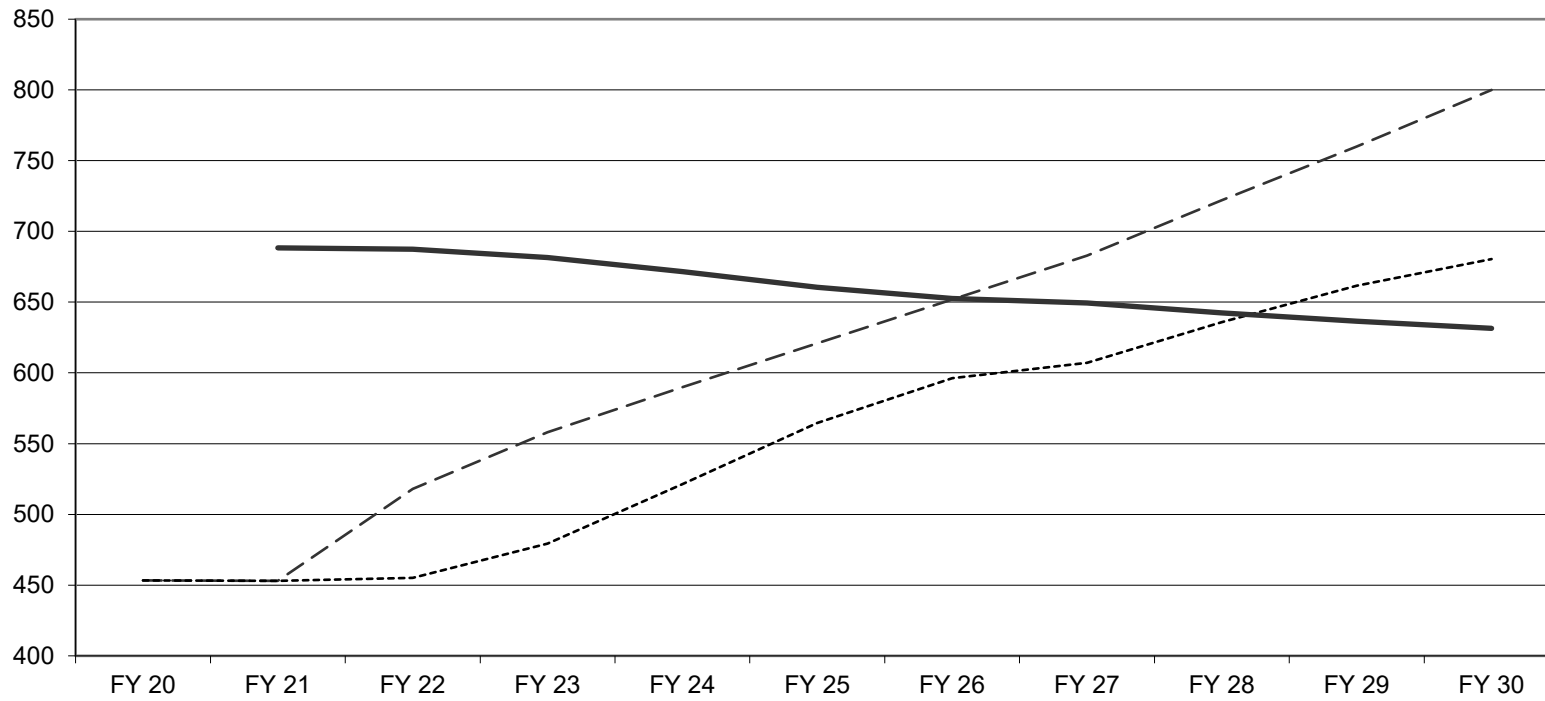
⁵ Johnson, Jon. "Pima's Population Growth Encourages New Subdivisions and Businesses." The Gila Herald, January 20, 2020. <https://gilaherald.com/pimas-population-growth-encourages-new-subdivisions-and-businesses/>.



(1) FY 21 and FY 22 were provided by the District. FY 23 through FY 29 updated by ASU Research team in FY 22.
Projections are:

FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	Total
44	47	34	35	35	35	36	36	37	339

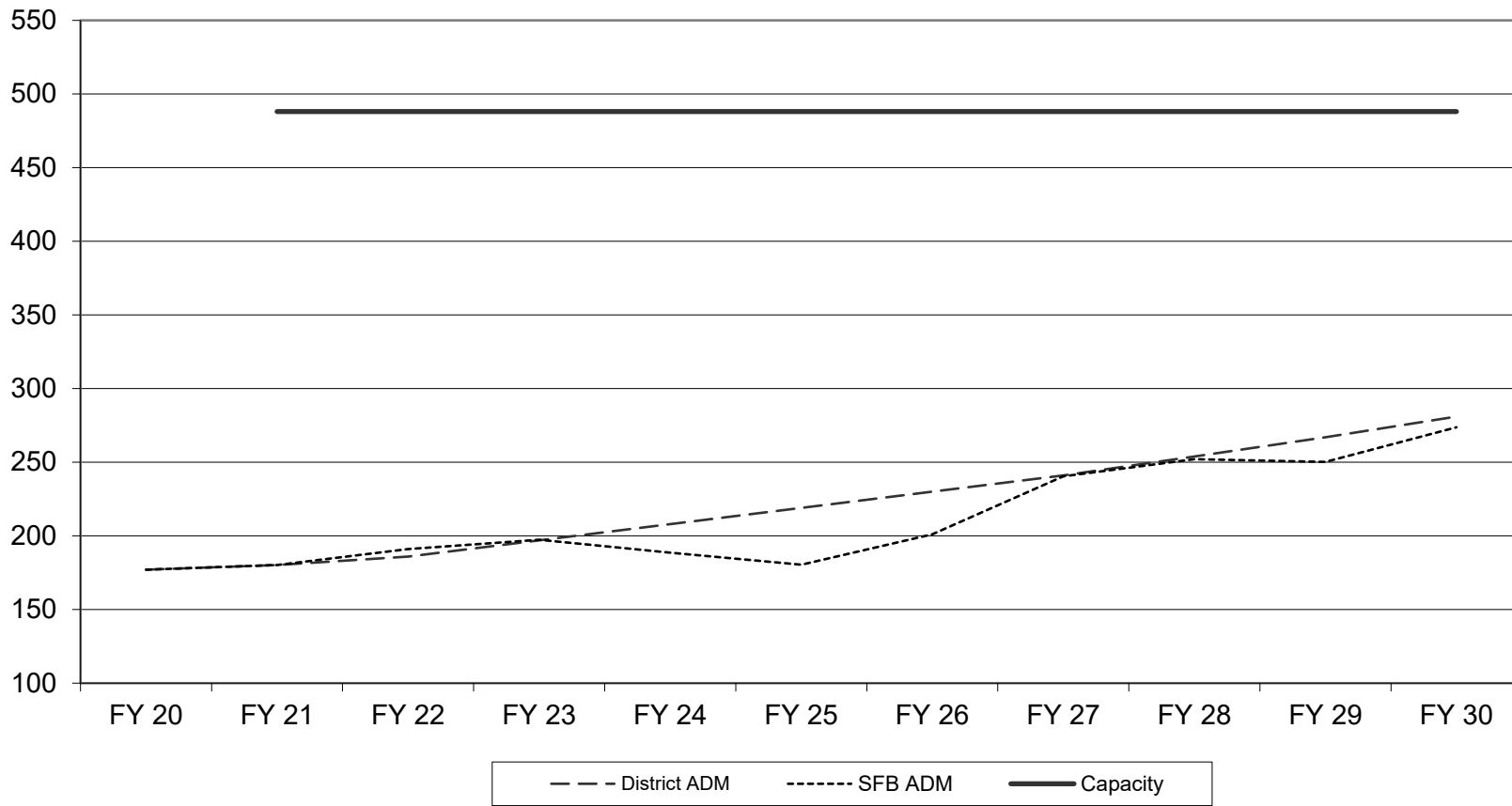
K-6 Graph
Pima Unified District



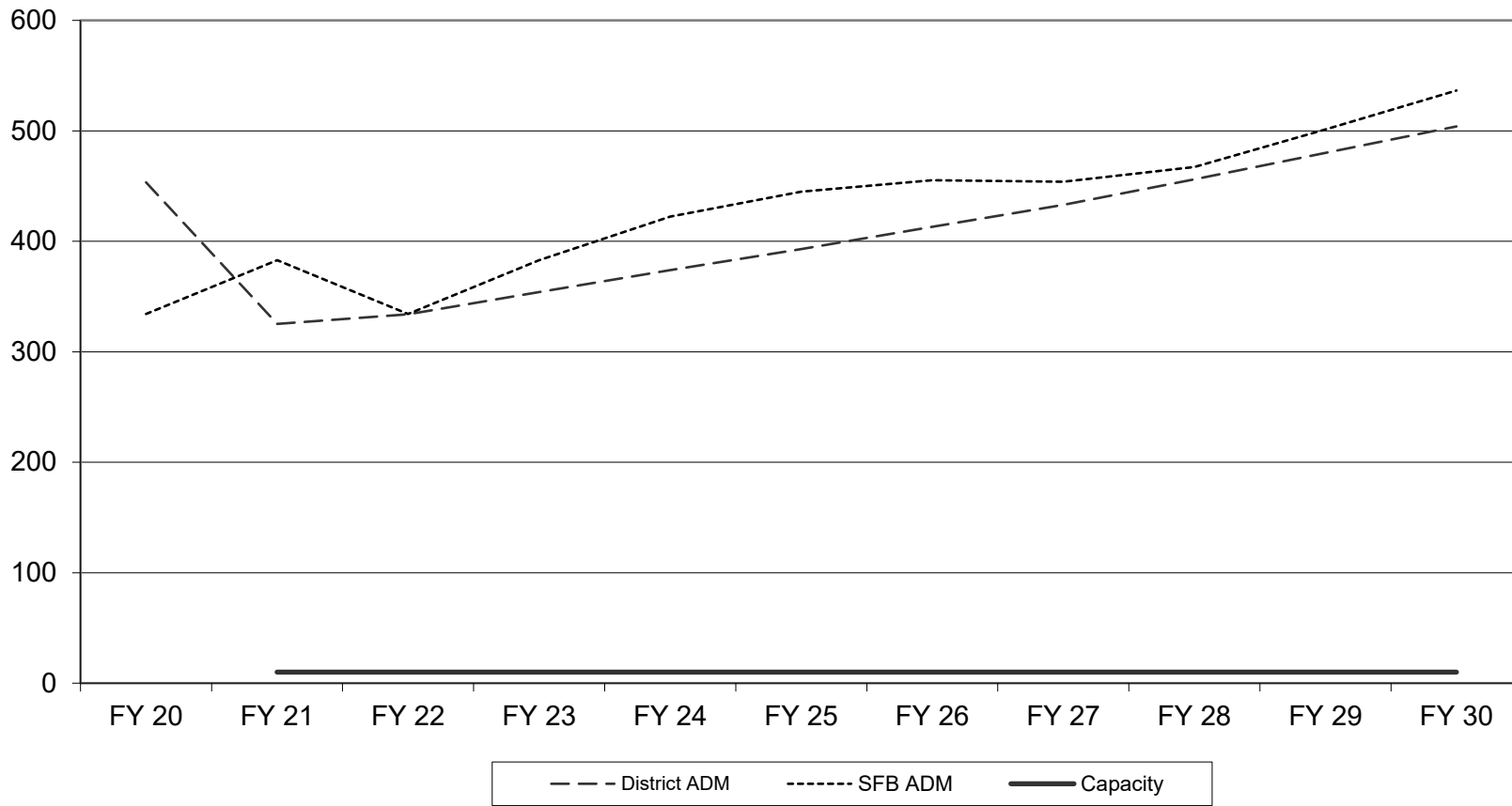
--- District ADM SFB ADM — Capacity

K-6	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
District ADM	453	453	518	558	590	621	652	683	722	760	800
SFB ADM	453	453	455	479	521	565	596	607	636	662	680
Capacity		688	687	681	671	660	652	649	642	636	631

7-8 Graph
Pima Unified District

[illegible]

9-12 Graph
Pima Unified District

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**STATE OF ARIZONA
SCHOOL FACILITIES OVERSIGHT BOARD**

**2022 New Construction Analysis
Pima Unified District
CTD – 050206
(9-12)**

District New Construction Request

FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)	FY 29 (7/1/28-6/30/29)
				9-12 for 425 students (003N)			

Staff Notes Regarding District's Request: Project 003N was held for consideration last year for 207 students to open in FY 22. The district will need to obtain land for this school.

Staff Recommendation for December 15, 2021

FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)	FY 29 (7/1/28-6/30/29)
9-12 for 450 students (003N)							

Note: The actual capacity of a 450 student school in this district would be 503 students.

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

9-12	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
Existing Capacity (1)	10	10	10	10	10	10	10	10	10	10
Total Student Capacity	10	10	10	10	10	10	10	10	10	10

<i>District's ADM Projections</i>	325	334	354	374	393	413	433	456	480	504
ADM Growth Rate	10.9%	2.7%	6.0%	5.6%	5.1%	5.1%	4.8%	5.3%	5.3%	5.0%
Number of Students for which new space is required (2)		324	344	364	383	403	423	446	470	494

<i>SFOB Recommended ADM Projections</i>	325	334	383	422	445	455	454	467	501	537
ADM Growth Rate	10.9%	2.8%	14.6%	10.3%	5.3%	2.4%	-0.3%	2.9%	7.3%	7.0%
Number of Students for which new space is required (2)		324	373	412	435	445	444	457	491	527

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

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

DECEMBER 15, 2021 STAFF RECOMMENDATION

The staff recommendation is to approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Cost per SF	Approval Total	Actual Capacity
New school - 003N	9-12	450	134	60,300	\$346.82	\$20,913,246	503

ADM Projections
Pima Unified District

12/13/2021

District Provided ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 6	453	453	518	558	590	621	652	683	722	760	800	841
% change		-0.1%	14.3%	7.7%	5.7%	5.3%	5.0%	4.8%	5.7%	5.3%	5.3%	5.1%
7 - 8	177	180	186	197	208	219	230	241	254	267	281	295
% change		1.8%	3.2%	5.9%	5.6%	5.3%	5.0%	4.8%	5.4%	5.1%	5.2%	5.0%
9 - 12	293	325	334	354	374	393	413	433	456	480	504	530
% change		10.9%	2.7%	6.0%	5.6%	5.1%	5.1%	4.8%	5.3%	5.3%	5.0%	5.2%
Total	924	959	1,038	1,109	1,172	1,233	1,295	1,357	1,432	1,507	1,585	1,666
% change		3.8%	8.3%	6.8%	5.7%	5.2%	5.0%	4.8%	5.5%	5.2%	5.2%	5.1%

SFOB ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 6	453	453	455	479	521	565	596	607	636	662	680	700
% change		-0.1%	0.5%	5.3%	8.8%	8.3%	5.6%	1.8%	4.7%	4.0%	2.9%	2.8%
7 - 8	177	180	191	197	189	180	201	240	252	250	274	289
% change		1.8%	6.0%	3.2%	-4.4%	-4.4%	11.4%	19.6%	4.9%	-0.7%	9.4%	5.7%
9 - 12	293	325	334	383	422	445	455	454	467	501	537	577
% change		10.9%	2.8%	14.6%	10.3%	5.3%	2.4%	-0.3%	2.9%	7.3%	7.0%	7.5%
Total	924	959	981	1,059	1,132	1,190	1,253	1,301	1,355	1,413	1,491	1,566
% change		3.8%	2.3%	8.0%	6.9%	5.1%	5.3%	3.9%	4.1%	4.3%	5.5%	5.0%

Assumptions:

FY 20 and FY 21 are actual based on information received from ADE. FY 22 through FY 31 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
K - 6	433	436	453	469	480	493	526	530	528	533	NA	NA
% change		0.7%	3.8%	3.4%	2.4%	2.7%	6.7%	0.7%	-0.3%	0.9%	NA	NA
7 - 12	450	467	497	511	536	546	540	564	576	596	NA	NA
% change		3.7%	6.6%	2.8%	4.9%	2.0%	-1.1%	4.3%	2.2%	3.5%	NA	NA
Total	883	903	950	980	1,016	1,040	1,067	1,093	1,104	1,129	NA	NA
% change		2.2%	5.3%	3.1%	3.7%	2.3%	2.6%	2.5%	1.0%	2.3%	NA	NA

ADM History
Pima Unified District

	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	5-Year Average
K - 6	378	390	399	436	453	453	
% change		3.3%	2.1%	9.4%	4.0%	-0.1%	3.7%
7 - 8	129	127	140	162	177	180	
% change		-1.3%	9.5%	16.0%	9.3%	1.8%	6.9%
9 - 12	261	268	267	289	293	325	
% change		2.6%	-0.5%	8.4%	1.3%	10.9%	4.5%
Total	768	786	805	887	924	959	
% change		2.3%	2.4%	10.2%	4.1%	3.8%	4.5%

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 and 1009	24,665	2,400	22,265	1,279	20,986	85	247
Pima Elementary School - Bldg 1005 (K-6 portion only)	3,850	-	3,850	-	3,850	85	45
Pima High School - Bldg 1001 (K-6 portion only) (2)	-	-	-	-	-	85	-
Pima High School - Bldg 1003	4,061	-	4,061	-	4,061	85	48
Pima High School - Bldg 1004 (K-6 portion only) (2)	4,422	-	4,422	-	4,422	85	52
Pima High School - Bldg. 1005	3,878	-	3,878	-	3,878	85	46
Pima High School - Bldg. 1014	5,000	-	5,000	-	5,000	80	63
District-funded addition Bldg. 1009 (4)	6,474	6,474	-	NA	-	80	-
1010 (K-6 portion only)	-	-	-	-	-	85	-
SFB-approved 002N addition to Pima ES	8,550	-	8,550	NA	8,550	80	107
District-funded addition to 002N addition to Pima ES	7,299	789	6,510	NA	6,510	80	81
District funded addition bldg. 1010 (FY 19)	1,800	1,800	-	-	-	80	-
Total K-6	60,900	11,463	58,536	1,279	50,747		688
Pima Elementary School - Bldg 1005 (7-8 portion only)	1,185	-	1,185	-	1,185	100	12
Pima High School - Bldg 1004 (7-8 portion only) (2)	1,360	-	1,360	-	1,360	100	14
Pima High School - Bldg. 1007	9,776	-	9,776	978	8,798	100	88
Pima High School - Bldg. 1009	12,819	-	12,819	-	12,819	100	128
Pima High School - Bldg. 1010	2,074	-	2,074	-	2,074	80	26
Pima High School - Bldg. 1011	2,312	-	2,312	-	2,312	80	29
Pima High School - Bldg. 1013	4,540	-	4,540	-	4,540	80	57
Pima Junior High School (replacement portion)	9,661	-	9,661	966	8,695	100	87
Pima Junior High School (additional portion)	3,836	-	3,836	NA	3,836	80	48
District-funded addition to Pima Junior High School (FY 21)	1,800	1,800	-	NA	-	80	-
Total 7-8	49,363	1,800	47,563	1,944	45,619		488
Gila Valley Learning Center	1,242	-	1,242	-	1,242	129.5	10
Pima Junior High School (replacement portion)	-	-	-	-	-	129.5	-
Pima Junior High School (additional portion)	-	-	-	-	-	125.0	-
Pima High School - Bldgs. 1002 and 1005-1009	-	-	-	-	-	129.5	-
1010 (7-12 portion only)	-	-	-	-	-	129.5	-

Square Footage and Capacity by School

Pima High School - Bldg 1001 (7-12 portion only) (2) (5)	-	-	-	-	-	129.5	-
Pima High School - Bldg 1004 (7-12 portion only) (2)	-	-	-	-	-	129.5	-
Pima Elementary School - Bldg 1005 (7-12 portion only) (2)	-	-	-	-	-	129.5	-
Pima High School - Bldgs. 1011 and 1013	-	-	-	NA	-	125.0	-
Pima High School - Bldg 1014 (4)	-	-	-	NA	-	125.0	-
New School (003N)	25,399	-	25,399	NA	25,399	125.0	203
Total 9-12	1,242	-	26,641	-	1,242		213

(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 41-5711 depending on the type of square footage.
(2) This building serves grades K-12. Square footage was prorated assuming an equal distribution among grade levels.
(3) This building was reconfigured from 7-12 to K-6 space in FY 07.
(4) Excluded space varies each year based on ADM. See Local Funds page for projected excluded space and capacity by year.
(5) This building was reconfigured from 7-12 to K-12 space in FY 07.

Note: SFB-funded and district-funded new space is not adjusted for interior corridors.							
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Local Funds Report
Pima Unified District

12/13/2021

K-6 Square Footage	Prior Years	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
Classrooms purchased FY 07 (Bldg 1008)	-										-
Classrooms built FY 09 (Bldg. 1009)	6,474										6,474
Portable (FY 19)	1,800										1,800
District-funded addition to 002N (FY 21)	7,299										7,299
Pima Activity Center bldg. 1014	5,000										5,000
Wrestling Room (grade 5 portion only)		875									875
Cumulative Total	20,573	20,573	20,573	20,573	20,573	20,573	20,573	20,573	20,573	20,573	8,274
ADM Projections	453	455	479	521	565	596	607	636	662	680	
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80	
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	
25% Threshold	9,063	9,104	9,584	10,429	11,294	11,927	12,141	12,717	13,231	13,609	
Square Footage to be built in excess of 25% threshold (1)	11,510	11,469	10,989	10,144	9,279	8,646	8,432	7,856	7,342	6,964	
Capacity of excess square footage	144	143	137	127	116	108	105	98	92	87	

7-8 Square Footage	Prior Years	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
Cumulative Total	-										
ADM Projections	180	191	197	189	180	201	240	252	250	274	
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	3,606	3,823	3,945	3,773	3,607	4,019	4,808	5,043	5,005	5,475	0
Square Footage to be built in excess of 25% threshold (1)	0	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	0

Local Funds Report
Pima Unified District

12/13/2021

9-12 Square Footage	Prior Years	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
Pima Activity Center bldg. 1014											-
Pima Junior High School bldg. 1002 (FY 21)	1,800										1,800
Wrestling Room (7-12 portion only)		2,625									2,625
											-
Cumulative Total	1,800	4,425	4,425	4,425	4,425	4,425	4,425	4,425	4,425	4,425	4,425
ADM Projections	325	334	383	422	445	455	454	467	501	537	
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	9,757	10,027	11,490	12,671	13,346	13,662	13,621	14,015	15,040	16,095	
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	

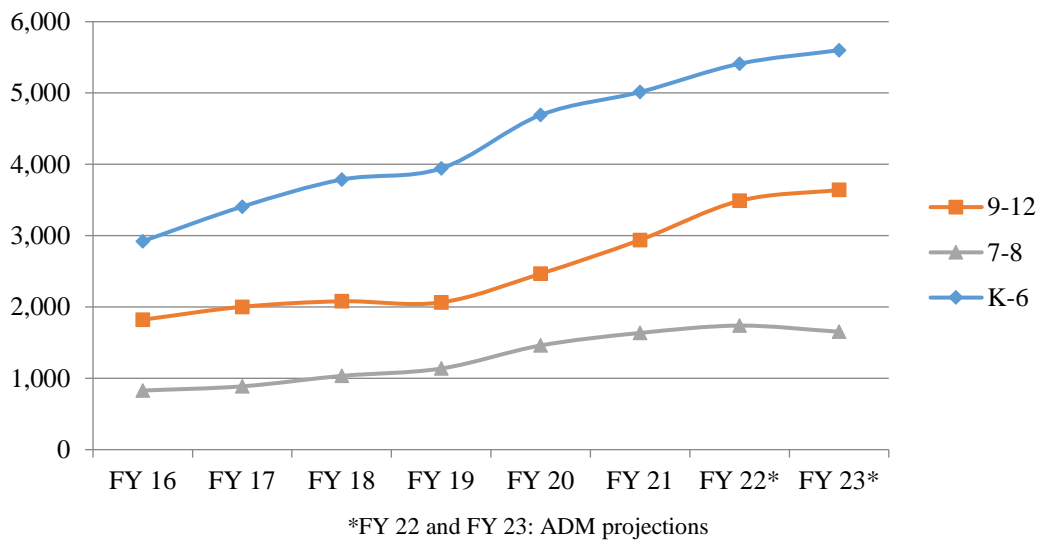
(1) per A.R.S. 41-5711 E.6.

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 nine K-6 elementary schools, two 7-8 middle schools, and two 9-12 high schools, and is in the process of building an additional high school with both state and local funds.

District ADM History



District Outlook

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

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

Queen Creek Unified School District

Queen Creek Unified School District is located in the far East Valley just inside Maricopa County on the border with Pinal County. Queen Creek services the Town of Queen Creek. The district (and town) have experienced substantial growth in recent years. The district grew from 26,329 in 2010 to 65,877 in 2020.¹ This represents a 150.2% increase in population over the 10-year period, equivalent to an average annual growth rate of 9.6%.² Historically a farmland community, the area has urbanized rapidly as farmland continues to be bought by developers.

This rapid shift from farmland to residential developments is being fueled by economic development north and west of the district, as well as an increasing array of economic development activities in the community itself. A primary example of these developments includes the technology hub established a few years ago in the East Valley. In 2018, job gains in the East Valley accounted for more than half of all jobs generated in the greater Phoenix Area.³ Those jobs were in the manufacturing, technology, and finance sectors. Other large companies active in the East Valley include State Farm Insurance, Bank of the West, Deloitte, and Intel.⁴ Arizona State University's Polytechnic Campus is also located in the East Valley, which aids in providing capable and invested workers with backgrounds in science, engineering, and technology to the East Valley. The Phoenix-Mesa Gateway Airport serves as an international airport to the East Valley, providing an economic boost to the area by way of employment but also attracting companies and sectors due to the accessibility of the area domestically and globally.

These developments have generated labor demands for employees and those employees are expressing a desire to live relatively close to those jobs while maintaining the semblance of a smaller community lifestyle. But this increased demand has lent itself to increased pricing for homes in the community, which might slow growth slightly in the next year or two.

Queen Creek's median housing sale price jumped from \$377,500 in December 2020⁵, to \$519,950 in November 2021⁶; a 37.7% jump in one year. In previous years, home prices were lower in Queen Creek relative to Chandler and Gilbert as it was farther from the center of the metropolitan area. However, Queen Creek's prices surpassed Chandler's this year and closed the gap with Gilbert.^{7,8} Such increases may start to slow the high rate of growth in Queen Creek, but likely not for some time.

¹ U.S. Census Bureau

² Ibid.

³ Stone, J. (2018, September 30). Jobs pouring into East Valley as firms flock to region. *East Valley Tribune*. https://www.eastvalleytribune.com/news/jobs-pouring-into-east-valley-as-firms-flock-to-region/article_9685b402-c36b-11e8-b7b8-13b824f6f48d.html

⁴ Ibid.

⁵ Redfin. *Queen Creek housing market*. Retrieved December 9, 2020 from <https://www.redfin.com/city/30786/AZ/Queen-Creek/housing-market>

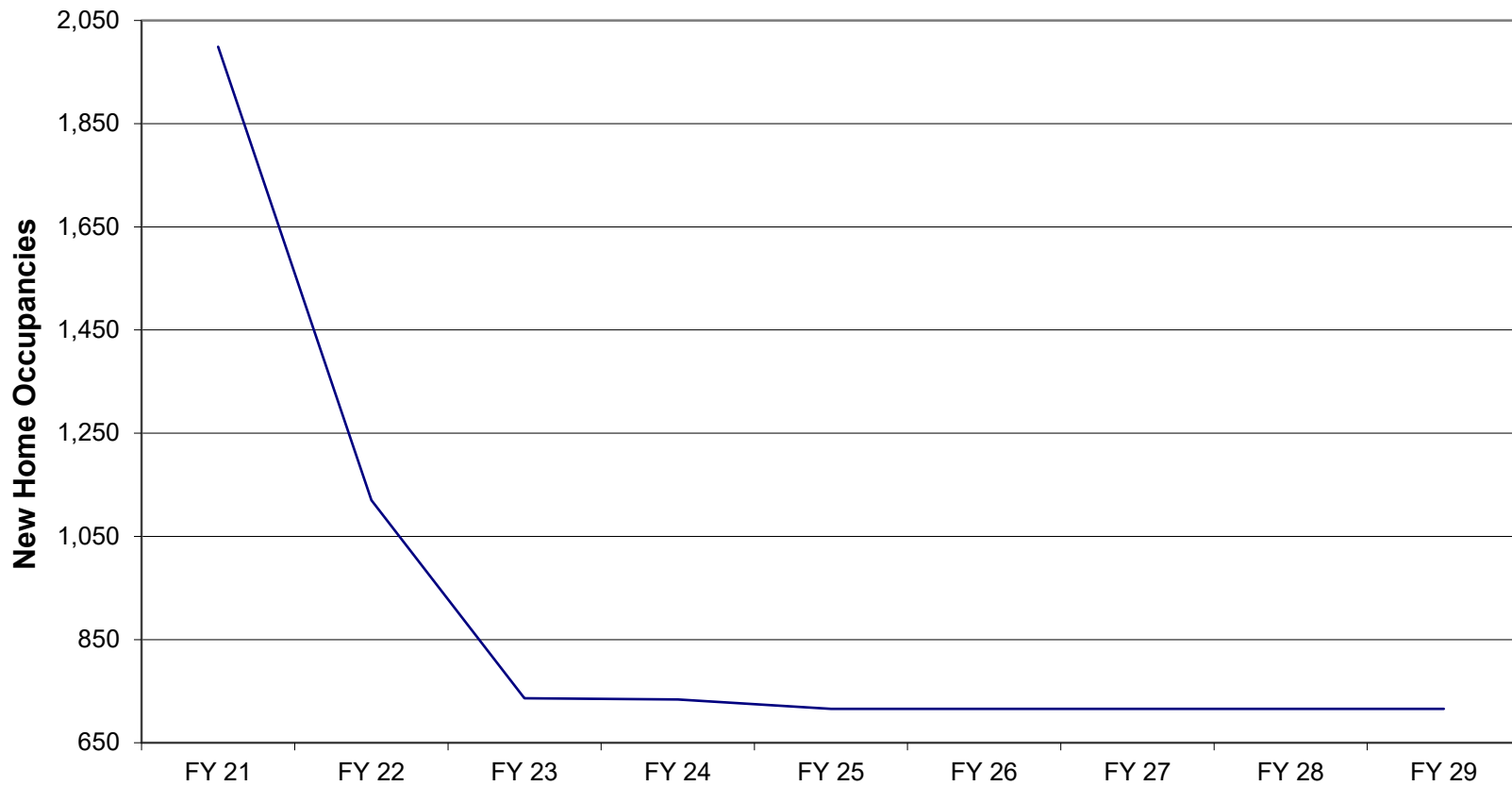
⁶ Redfin. *Queen Creek housing market*. Retrieved December 1, 2021 from <https://www.redfin.com/city/30786/AZ/Queen-Creek/housing-market>

⁷ Redfin. *Chandler housing market*. Retrieved December 9, 2020 from <https://www.redfin.com/city/3104/AZ/Chandler/housing-market>

⁸ Redfin. *Gilbert housing market*. Retrieved December 9, 2020 from <https://www.redfin.com/city/6998/AZ/Gilbert/housing-market>

In the meantime, more people will be moving to Queen Creek. With the increase in job opportunities in and around the community and while it still holds on to the small town feel, Queen Creek should expect to see a continued high growth rate (and increased ADM) for the next few years before the rate begins to slow down. This does suggest that Queen Creek is expected to see a substantial ADM increase over the next several years.

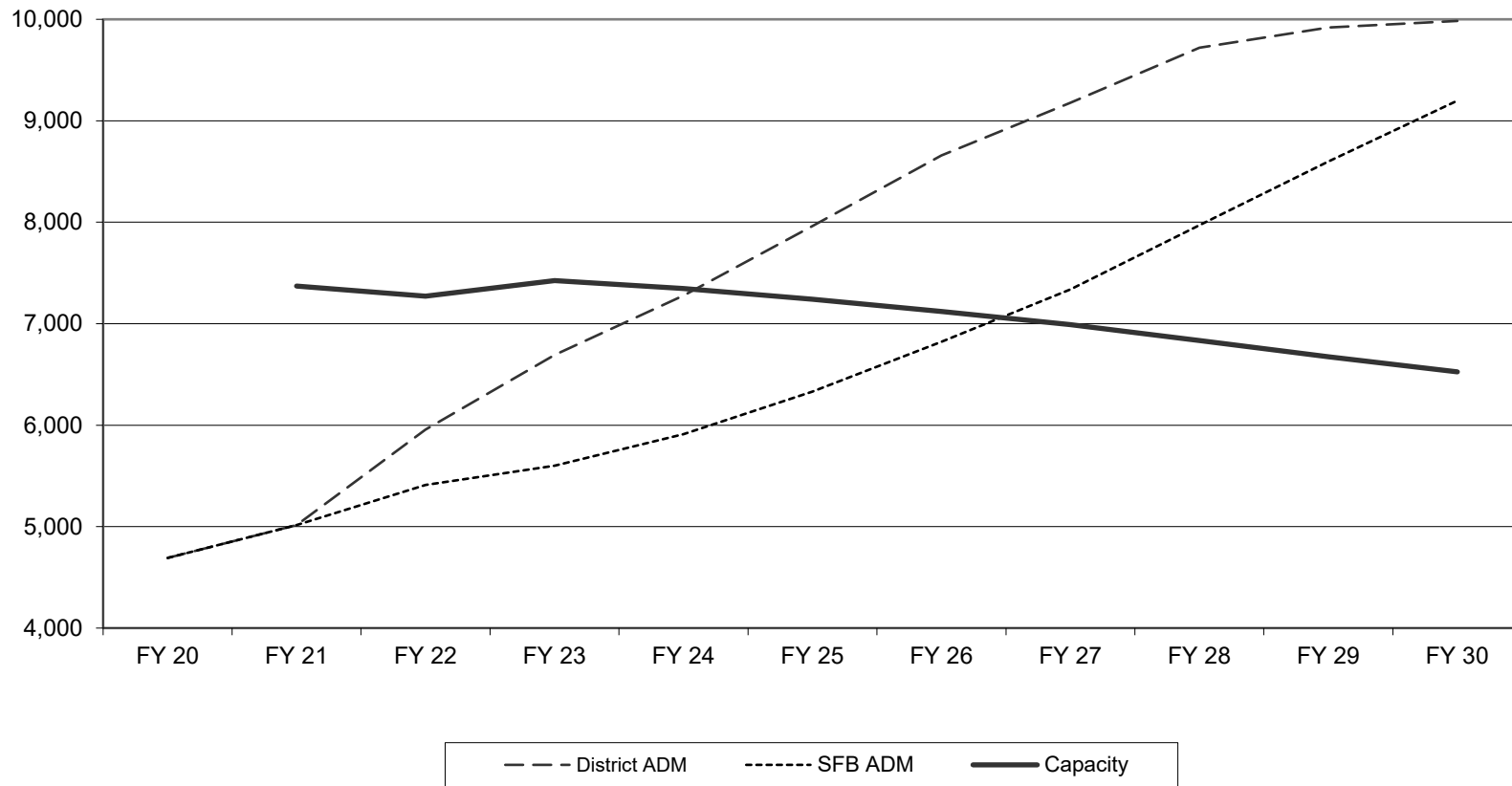
New Home Occupancies (1)
Queen Creek Unified District



(1) FY 21 and FY 22 were provided by the District. FY 23 through FY 29 updated by ASU Research team in FY 22.
Projections are:

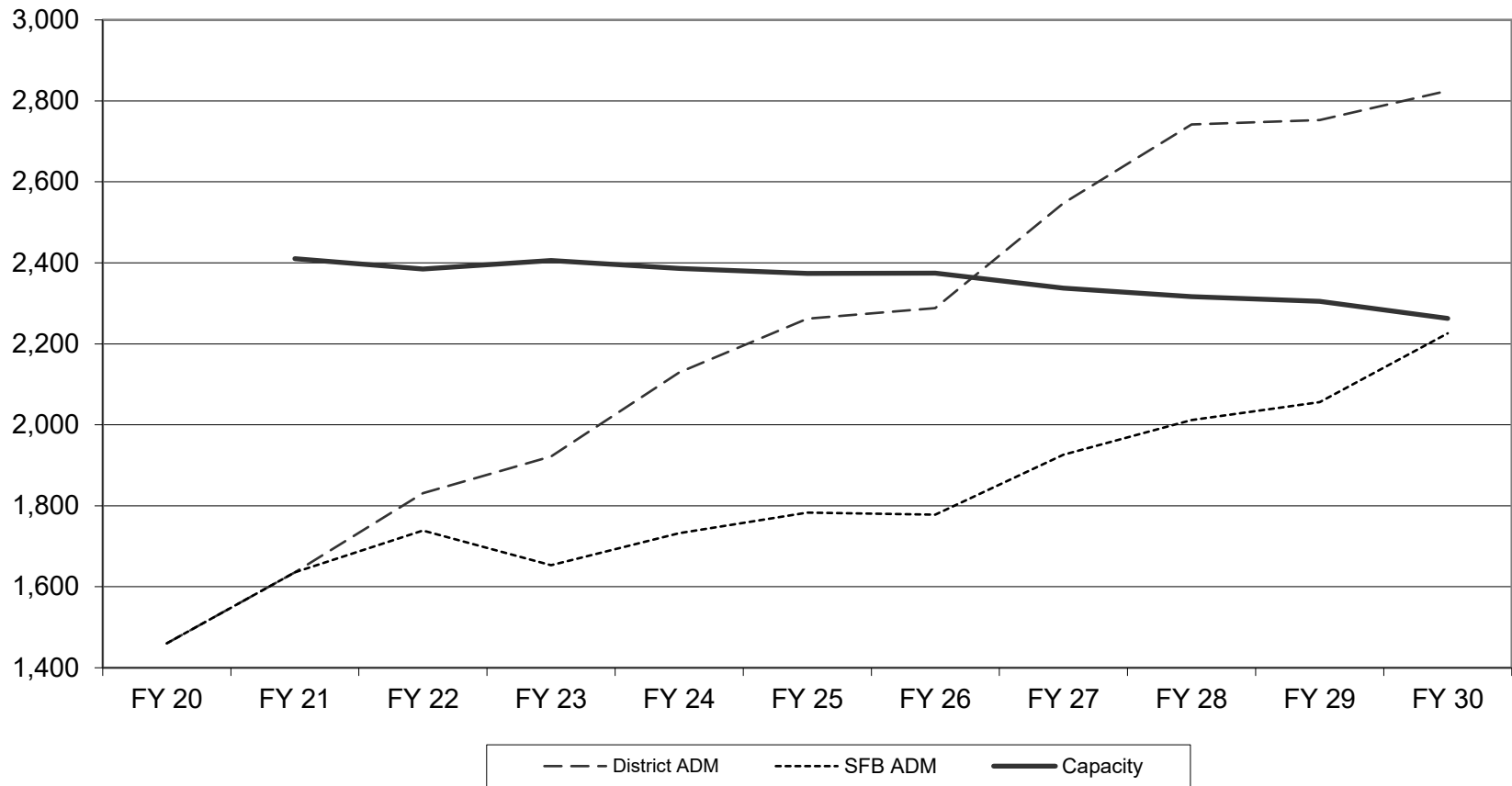
FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	Total
1,999	1,120	736	734	716	716	716	716	716	716

K-6 Graph
Queen Creek Unified District



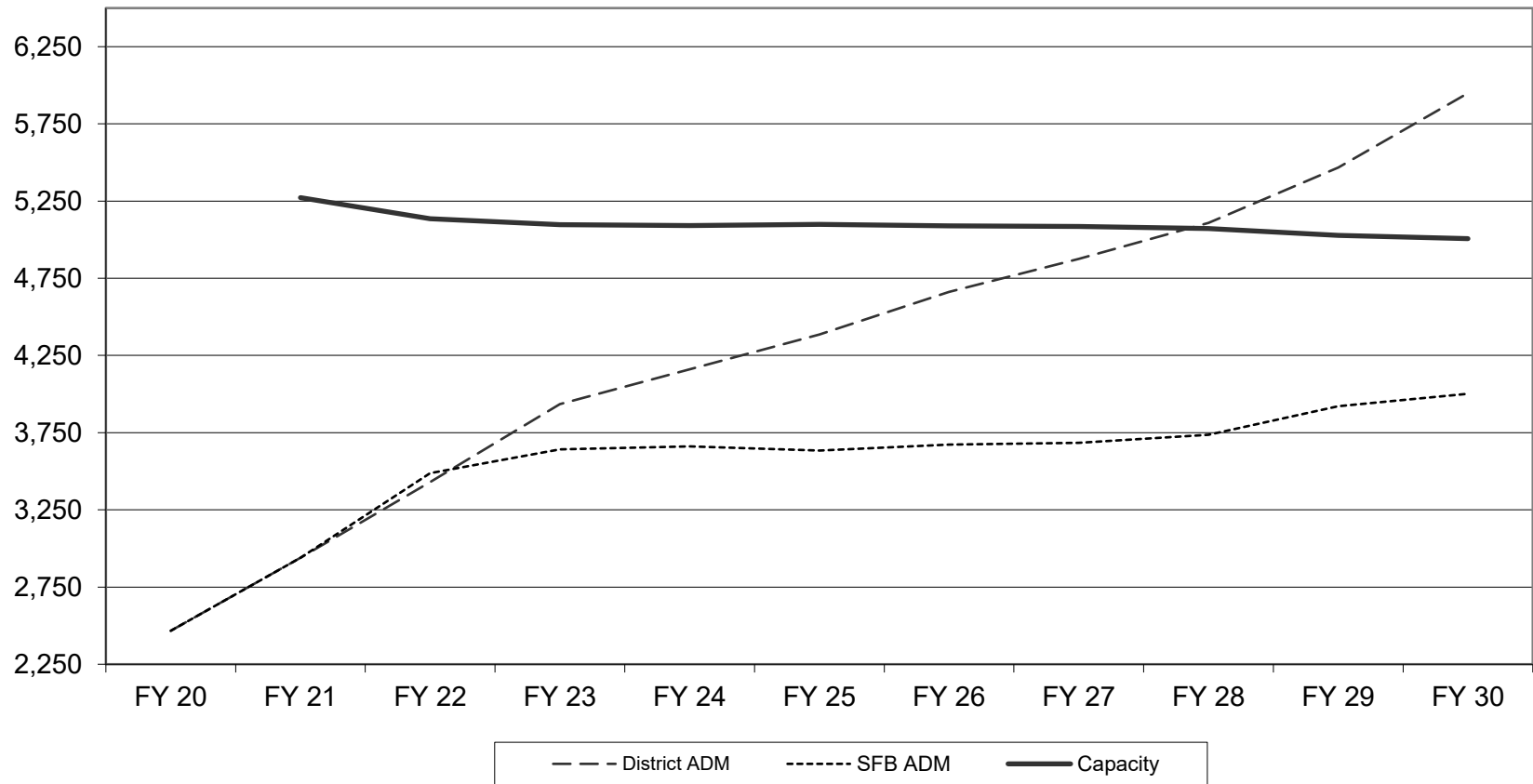
K-6	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
District ADM	4,691	5,014	5,955	6,693	7,276	7,963	8,658	9,176	9,721	9,920	9,984
SFB ADM	4,691	5,014	5,410	5,600	5,911	6,331	6,822	7,339	7,970	8,598	9,198
Capacity		7,371	7,272	7,425	7,347	7,242	7,119	6,990	6,832	6,675	6,525

7-8 Graph
Queen Creek Unified District



7-8	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
District ADM	1,460	1,636	1,831	1,922	2,129	2,262	2,288	2,547	2,742	2,753	2,825
SFB ADM	1,460	1,636	1,739	1,653	1,733	1,783	1,778	1,926	2,012	2,056	2,226
Capacity		2,410	2,385	2,406	2,386	2,374	2,375	2,338	2,316	2,305	2,263

9-12 Graph
Queen Creek Unified District



9-12	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
District ADM	2,467	2,940	3,429	3,934	4,161	4,385	4,661	4,875	5,109	5,467	5,949
SFB ADM	2,467	2,940	3,488	3,641	3,661	3,635	3,672	3,684	3,737	3,921	4,002
Capacity		5,272	5,135	5,097	5,092	5,099	5,089	5,086	5,073	5,027	5,007

**STATE OF ARIZONA
SCHOOL FACILITIES OVERSIGHT BOARD**

**2022 New Construction Analysis
Queen Creek Unified District
CTD – 070295
K-6**

District New Construction Request

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

Staff Notes Regarding District's Request: Projects 016N and 019N were held for consideration last year for 750 students each to open in FY 26 and FY 27, respectively. The District currently has several vacant school sites in inventory.

Staff Recommendation for December 15, 2021

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

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

*** Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 41-5741 D. (2). Subject to change in future review.**

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

K-6	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
Existing Capacity (1)	3,455	3,455	3,455	3,455	3,455	3,455	3,455	3,455	3,455	3,455
District-funded Capacity (2)	3,917	3,818	3,970	3,893	3,788	3,665	3,535	3,378	3,221	3,071
Total Student Capacity	7,371	7,272	7,425	7,347	7,242	7,119	6,990	6,832	6,675	6,525

<i>District's ADM Projections</i>	5,014	5,955	6,693	7,276	7,963	8,658	9,176	9,721	9,920	9,984
ADM Growth Rate	6.9%	18.8%	12.4%	8.7%	9.4%	8.7%	6.0%	5.9%	2.0%	0.6%
Number of Students for which new space is required (3)		(1,317)	(732)	(71)	721	1,539	2,186	2,889	3,245	3,459

<i>SFOB Recommended ADM Projections</i>	5,014	5,410	5,600	5,911	6,331	6,822	7,339	7,970	8,598	9,198
ADM Growth Rate	6.9%	7.9%	3.5%	5.5%	7.1%	7.8%	7.6%	8.6%	7.9%	7.0%
Number of Students for which new space is required (3)		(1,862)	(1,825)	(1,437)	(911)	(297)	349	1,137	1,923	2,673

(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. 41-5711 E.6. See Local Funds page.

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

DECEMBER 15, 2021 STAFF RECOMMENDATION

The staff recommendation is to hold for consideration for possible future funding per A.R.S. 41-5741 D (2):

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
New school - 016N	K-6	750	90	67,500	844	FY 27
New school - 019N	K-6	750	90	67,500	844	FY 28

**STATE OF ARIZONA
SCHOOL FACILITIES OVERSIGHT BOARD**

**2022 New Construction Analysis
Queen Creek Unified District
CTD – 070295
(9-12)**

District New Construction Request

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
					Additional space for 1,000 students		

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

Staff Recommendation for December 15, 2021

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

*** Not approved for funding within the current two-year window. Subject to change in future review.**

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

9-12	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
Existing Capacity (1)	3,466	3,466	3,466	3,466	3,466	3,466	3,466	3,466	3,466	3,466
SFB-approved 0018N (1)	1,281	1,281	1,281	1,281	1,281	1,281	1,281	1,281	1,281	1,281
District-funded Capacity (2)	526	389	351	346	352	343	340	327	281	261
Total Student Capacity	5,272	5,135	5,097	5,092	5,099	5,089	5,086	5,073	5,027	5,007

<i>District's ADM Projections</i>	2,940	3,429	3,934	4,161	4,385	4,661	4,875	5,109	5,467	5,949
ADM Growth Rate	19.2%	16.6%	14.7%	5.8%	5.4%	6.3%	4.6%	4.8%	7.0%	8.8%
Number of Students for which new space is required (3)		(1,706)	(1,163)	(931)	(714)	(428)	(211)	36	440	942

<i>SFOB Recommended ADM Projections</i>	2,940	3,488	3,641	3,661	3,635	3,672	3,684	3,737	3,921	4,002
ADM Growth Rate	19.2%	18.7%	4.4%	0.5%	-0.7%	1.0%	0.3%	1.4%	4.9%	2.1%
Number of Students for which new space is required (3)		(1,647)	(1,456)	(1,431)	(1,464)	(1,417)	(1,402)	(1,336)	(1,106)	(1,005)

(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. 41-5711 E.6. See Local Funds page.

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

DECEMBER 15, 2021 STAFF RECOMMENDATION

No approval for new construction is recommended at this time.

ADM Projections
Queen Creek Unified District

12/9/2021

District Provided ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 6	4,691	5,014	5,955	6,693	7,276	7,963	8,658	9,176	9,721	9,920	9,984	9,873
% change		6.9%	18.8%	12.4%	8.7%	9.4%	8.7%	6.0%	5.9%	2.0%	0.6%	-1.1%
7 - 8	1,460	1,636	1,831	1,922	2,129	2,262	2,288	2,547	2,742	2,753	2,825	2,793
% change		12.0%	11.9%	5.0%	10.8%	6.2%	1.1%	11.3%	7.7%	0.4%	2.6%	-1.1%
9 - 12	2,467	2,940	3,429	3,934	4,161	4,385	4,661	4,875	5,109	5,467	5,949	6,122
% change		19.2%	16.6%	14.7%	5.8%	5.4%	6.3%	4.6%	4.8%	7.0%	8.8%	2.9%
Total	8,618	9,590	11,215	12,549	13,566	14,610	15,607	16,598	17,572	18,140	18,758	18,788
% change		11.3%	16.9%	11.9%	8.1%	7.7%	6.8%	6.3%	5.9%	3.2%	3.4%	0.2%

SFOB ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 6	4,691	5,014	5,410	5,600	5,911	6,331	6,822	7,339	7,970	8,598	9,198	9,782
% change		6.9%	7.9%	3.5%	5.5%	7.1%	7.8%	7.6%	8.6%	7.9%	7.0%	6.3%
7 - 8	1,460	1,636	1,739	1,653	1,733	1,783	1,778	1,926	2,012	2,056	2,226	2,408
% change		12.0%	6.3%	-4.9%	4.8%	2.9%	-0.3%	8.3%	4.4%	2.2%	8.3%	8.2%
9 - 12	2,467	2,940	3,488	3,641	3,661	3,635	3,672	3,684	3,737	3,921	4,002	4,159
% change		19.2%	18.7%	4.4%	0.5%	-0.7%	1.0%	0.3%	1.4%	4.9%	2.1%	3.9%
Total	8,618	9,590	10,638	10,895	11,304	11,748	12,273	12,949	13,718	14,575	15,426	16,349
% change		11.3%	10.9%	2.4%	3.8%	3.9%	4.5%	5.5%	5.9%	6.2%	5.8%	6.0%

Assumptions:

FY 20 and FY 21 are actual based on information received from ADE. FY 22 through FY 31 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 6	4,691	5,118	5,469	5,824	6,144	6,501	7,008	7,587	8,139	8,661	9,187	NA
% change		9.1%	6.8%	6.5%	5.5%	5.8%	7.8%	8.3%	7.3%	6.4%	6.1%	NA
7 - 8	1,460	1,581	1,579	1,638	1,747	1,857	1,879	1,872	1,960	2,135	2,280	NA
% change		8.2%	-0.1%	3.7%	6.7%	6.3%	1.2%	-0.4%	4.7%	8.9%	6.8%	NA
9 - 12	2,467	2,823	3,346	3,670	3,849	3,958	4,049	4,215	4,337	4,428	4,537	NA
% change		14.4%	18.5%	9.7%	4.9%	2.8%	2.3%	4.1%	2.9%	2.1%	2.5%	NA
Total	8,618	9,522	10,394	11,132	11,740	12,316	12,936	13,674	14,436	15,224	16,004	NA
% change		10.5%	9.2%	7.1%	5.5%	4.9%	5.0%	5.7%	5.6%	5.5%	5.1%	NA

ADM History
Queen Creek Unified District

	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	5-Year Average
K - 6	2,922	3,407	3,787	3,943	4,691	5,014	
% change		16.6%	11.1%	4.1%	19.0%	6.9%	11.4%
7 - 8	829	888	1,034	1,137	1,460	1,636	
% change		7.1%	16.5%	10.0%	28.4%	12.0%	14.6%
9 - 12	1,822	2,002	2,080	2,064	2,467	2,940	
% change		9.9%	3.9%	-0.8%	19.5%	19.2%	10.0%
Total	5,573	6,297	6,901	7,144	8,618	9,590	
% change		13.0%	9.6%	3.5%	20.6%	11.3%	11.5%

Square Footage and Capacity by School
Queen Creek Unified District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Queen Creek Elementary School	46,474	0	46,474	4,647	41,827	85	492
District-funded addition to Queen Creek Elementary	25,070	25,070	0	NA	0	80	-
Desert Mountain Elementary	56,670	0	56,670	5,667	51,003	85	600
District-funded addition to Desert Mountain (FY 17) (2)	8,136	0	8,136	NA	8,136	80	102
District-funded addition to Desert Mountain (FY 20) (2)	9,905	0	9,905	NA	9,905	80	124
SFB-funded Jack Barnes Elementary	63,000	0	63,000	NA	63,000	80	788
SFB-funded Frances Brandon-Pickett	63,000	0	63,000	NA	63,000	80	788
Gateway Polytechnic Academy (2)	89,188	75,216	13,972	NA	13,972	80	175
Sossaman (lease-purchase) (K-5 portion only)	81,000	81,000	0	NA	0	80	-
SFB-approved 005 (Silver Valley)	63,000	0	63,000	NA	63,000	80	788
District-funded addition to Silver Valley (2)	26,370	0	26,370	NA	26,370	80	330
District-funded addition to Silver Valley bldg. 1005 (FY 21)	15,481	0	15,481	NA	15,481	80	194
Faith Mather Sossaman (FY 19)	74,667	0	74,667	NA	74,667	80	933
District-funded addition to Sossaman bldg. 1004 (FY 20) (2)	10,420	0	10,420	NA	10,420	80	130
Katherine Mecham Barney Elementary School (FY 20) (2)	68,872	0	68,872	NA	68,872	80	861
District-funded addition to Katherine Barney bldg. 1004 (FY 21)	19,167	0	19,167	NA	19,167	80	240
Schnepf Elementary (2) (FY 21)	66,342	0	66,342	NA	66,342	80	829
Total K-6	621,961	181,286	605,476	10,314	595,162		7,371
Queen Creek Middle School	79,096	9,808	69,288	6,930	62,358	100	624
District-funded addition FY 05	19,128	19,128	0	0	0	84	0
District-funded replacement space FY 17	28,783	0	28,783	2,878	25,905	100	259
SFB-funded Newell Barney	96,670	0	96,670	NA	96,670	84	1,151
District-funded addition to Newell Barney	13,144	13,144	0	NA	0	80	0
District-funded addition to Eastmark HS (JHS addition) (FY 20)	30,031	447	29,584	NA	29,584	80	370
District-funded addition to Eastmark HS bldg. 1005 (FY 21) (7-8)	566	0	566	NA	566	80	7
Total 7-8	267,418	42,527	224,891	9,808	215,083		2,410
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

Square Footage and Capacity by School
Queen Creek Unified District

District-funded bldg. 1021	31,715	31,715	0	NA	0	94	-
SFB-approved 009 (Eastmark High School)	141,875	0	141,875	NA	141,875	94	1,509
District-funded addition to Eastmark High School (FY 19)	11,807	11,807	0	NA	0	94	-
District-funded addition to Eastmark HS bldg. 1005 (FY 21) (9-12)	1,131	1,131	0	NA	0	94	0
SFB-approved 018N (Crismon High School)	120,375	0	120,375	NA	120,375	94	1,281
District-funded addition to Crismon High School (FY 21)	71,508	22,067	49,441	NA	49,441	94	526
Total 9-12	615,791	69,090	376,885	2,120	544,582		5,272
(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 41-5711 depending on the type of square footage.							
(2) District-funded portion exceeds excluded space threshold, which varies each year based on ADM. See Local Funds page for amount of square footage projected to be excluded each year.							
(3) Originally approved for 40,200 SF. Designed for 40,842 SF within SFB budget.							
Note: SFB-funded schools are not adjusted for interior corridors.							

Local Funds Report
Queen Creek Unified District

12/9/2021

K-6 Square Footage	Prior Years	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
Queen Creek Elementary School bldg 1002	10,500										10,500
Queen Creek Elementary bldg 1003	14,570										14,570
Gateway Polytechnic Academy (FY 16)	89,188										89,188
Desert Mountain Elementary addition (FY 17)	8,136										8,136
Sossaman Elementary School (3rd party financing) (FY 18)	74,667										74,667
Silver Valley addition (FY 19)	26,370										26,370
Desert Mountain Elementary addition (FY 20)	9,905										9,905
Sossaman bldg. 1004 (FY 20)	10,420										10,420
Katherine Mecham Barney (FY 20)	68,872										68,872
Katherine Mecham Barney bldg. 1004 (FY 21)	19,167										19,167
Schenpf Elementary ES #9 (FY 21)	66,342										66,342
Silver Valley bldg. 1005 (FY 21)	15,481										15,481
Addition to Schenpf Elementary			16,000								16,000
Cumulative Total	413,618	413,618	429,618	429,618	429,618	429,618	429,618	429,618	429,618	429,618	429,618
ADM Projections	5,014	5,410	5,600	5,911	6,331	6,822	7,339	7,970	8,598	9,198	
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)	100,286	108,209	112,004	118,213	126,616	136,450	146,781	159,390	171,968	183,963	
Square Footage to be built in excess of 25% threshold	313,332	305,409	317,614	311,405	303,002	293,168	282,837	270,228	257,650	245,655	
Capacity of excess square footage	3,917	3,818	3,970	3,893	3,788	3,665	3,535	3,378	3,221	3,071	

Local Funds Report
Queen Creek Unified District

12/9/2021

7-8 Square Footage	Prior Years	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
B bond-funded Multipurpose room	19,128										19,128
District-funded addition to Newell Barney (FY 09)	13,144										13,144
Queen Creek Middle School bldg 1010 (FY 17)											-
7-8 Square footage at Eastmark HS	30,031										30,031
Eastmark HS bldg. 1005 (FY 21) (7-8 portion only)	566										566
											-
Cumulative Total	62,869	62,869	62,869	62,869	62,869	62,869	62,869	62,869	62,869	62,869	62,303
ADM Projections	1,636	1,739	1,653	1,733	1,783	1,778	1,926	2,012	2,056	2,226	
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)	32,719	34,779	33,066	34,650	35,660	35,560	38,522	40,233	41,123	44,520	
Square Footage to be built in excess of 25% threshold	30,150	28,089	29,803	28,219	27,209	27,309	24,347	22,635	21,746	18,348	
Capacity of excess square footage	377	351	373	353	340	341	304	283	272	229	

Local Funds Report
Queen Creek Unified District

12/9/2021

9-12 Square Footage	Prior Years	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
South Fieldhouse at High School (FY 13)	2,370										2,370
HS bldg. 1021 (FY 17)	31,715										31,715
District-funded addition to Eastmark HS (FY 19)	11,807										11,807
Eastmark HS bldg. 1005 (FY 21) (9-12 portion only)	1,131										1,131
District-funded addition to Crismon HS (FY 21)	71,508										71,508
Cumulative Total	118,531	118,531	118,531	118,531	118,531	118,531	118,531	118,531	118,531	118,531	118,531
ADM Projections	2,940	3,488	3,641	3,661	3,635	3,672	3,684	3,737	3,921	4,002	
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)	69,091	81,975	85,570	86,033	85,413	86,299	86,580	87,822	92,138	94,042	
Square Footage to be built in excess of 25% threshold	49,440	36,556	32,962	32,498	33,118	32,232	31,951	30,709	26,393	24,489	
Capacity of excess square footage	526	389	351	346	352	343	340	327	281	261	

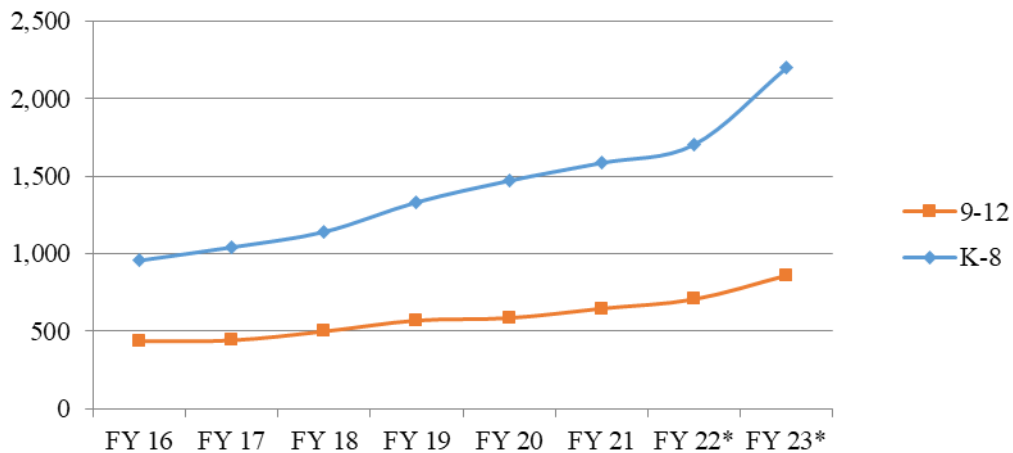
(1) per A.R.S. 41-5711 E.6.

Saddle Mountain Unified School District

District Overview

Saddle Mountain Unified School District is located in the West Valley, serving parts of the Town of Buckeye and large unincorporated areas. Its eastern boundary is 211th Ave, about 30 miles west of downtown Phoenix. Its western boundary is the border between Maricopa and La Paz Counties. The district is mostly north of Interstate 10 except for its middle section that Interstate 10 cuts through. The district currently has three K-8 elementary schools, and one 9-12 high school. A locally-funded K-8 school is under construction.

District ADM History



*FY 22 and FY 23: ADM projections

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

District Outlook

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

Saddle Mountain Unified School District

Saddle Mountain Unified School District is located west of the White Tank Mountains in Maricopa County. The district includes a portion of Buckeye and serves the unincorporated community of Tonopah. Saddle Mountain USD grew from 8,821 in 2010 to 14,328 in 2020.¹ This represents a 62.43% increase in population over the 10-year period, equivalent to an average annual growth rate of 5.0%.²

Currently, the community of Tonopah is sparsely populated, but is expected to see significant growth in the coming years. The area primarily consists of agricultural and large-lot residential development.³ The Palo Verde Nuclear Generating Station, located near Tonopah, is the largest power producer in the United States. The plant brings 2,500 employees to the region.⁴

Buckeye is the second fastest-growing large city in the United States, with population growth of 56.6% in the last decade.⁵ It remains especially poised for growth, as only 5 percent of the city is developed.⁶ In addition, the smart city of Belmont, an \$80 million project west of Buckeye led by the Bill & Melinda Gates Foundation, aims to connect almost 25,000 acres of housing, retail, offices, and agriculture through artificial intelligence, geodata, resource management, and 5G technologies. However, there has been no large-scale development as of yet.⁷

These promising economic development trends are poised to generate significant housing development in the years to come that will put pressure on the district to provide adequate school space for the inevitable influx of children arriving with the new developments.

¹ U.S. Census Bureau

² Ibid.

³ Elsner, Jodey Lynn. "History of Tonopah Area." Tonopah Valley Community Council. Accessed December 7, 2021. <http://aztvcc.com/history/>.

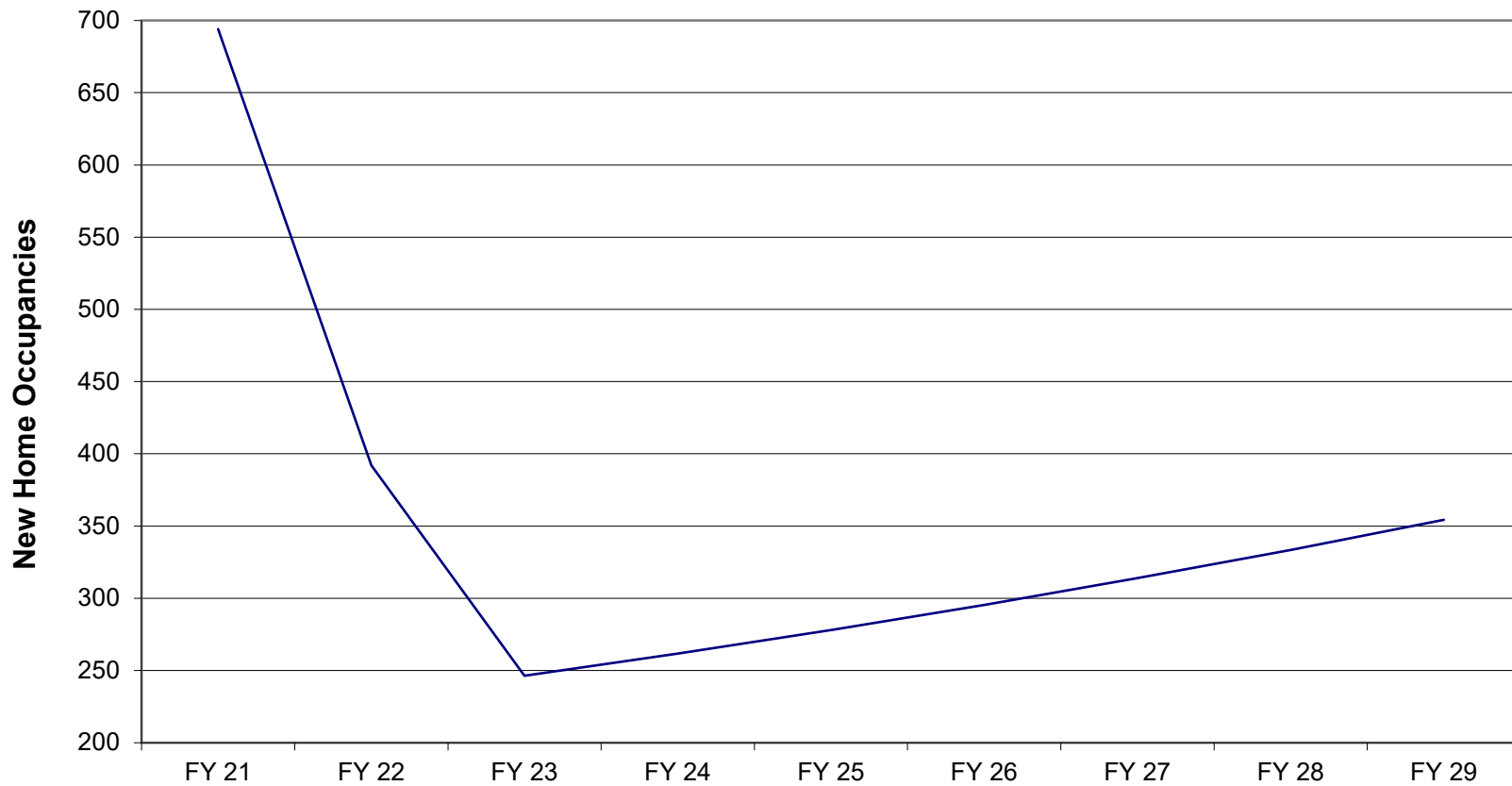
⁴ APS. "Nuclear Generation." Palo Verde Generating Station. <https://www.aps.com/en/About/Our-Company/Clean-Energy/Nuclear-generation>.

⁵ Scanlon, Tom. "Buckeye No. 2, Goodyear No. 14 in Fastest-Growing Cities." West Valley View, May 28, 2020. https://www.westvalleyview.com/news/buckeye-no-2-goodyear-no-14-in-fastest-growing-cities/article_4e87d150-9f9f-11ea-bb21-273a1961e0ea.html#:~:text=Avondale%2C%20at%20just%20under%2088%2C000,And%20then%20there's%20Buckeye.

⁶ Lowery, Ilana. "What Is on the West Valley Horizon in 2021?" AZ Big Media, April 26, 2021. <https://azbigmedia.com/business/what-is-on-the-west-valley-horizon-in-2021/>.

⁷ PYMNTS. "Bill Gates' Land Grab Fuels Speculation About Smart Cities, AgTech Plans." March 4, 2021. <https://www.pymnts.com/internet-of-things/2021/bill-gates-land-grab-fuels-speculation-about-smart-cities-agtech-plans/>.

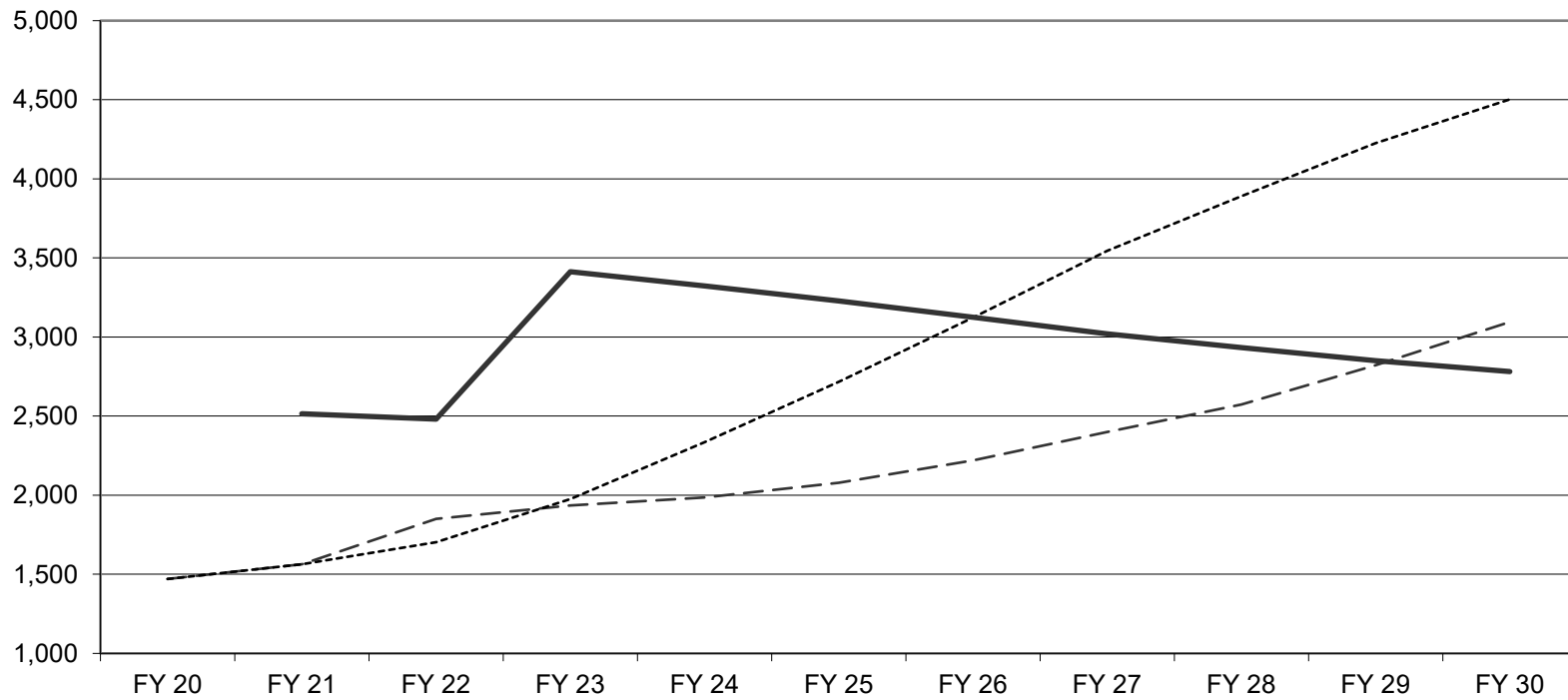
New Home Occupancies (1)
Saddle Mountain Unified District



(1) FY 21 and FY 22 were provided by the District. FY 23 through FY 29 updated by ASU Research team in FY 22.
Projections are:

FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	Total
694	392	246	262	278	295	314	334	354	3,169

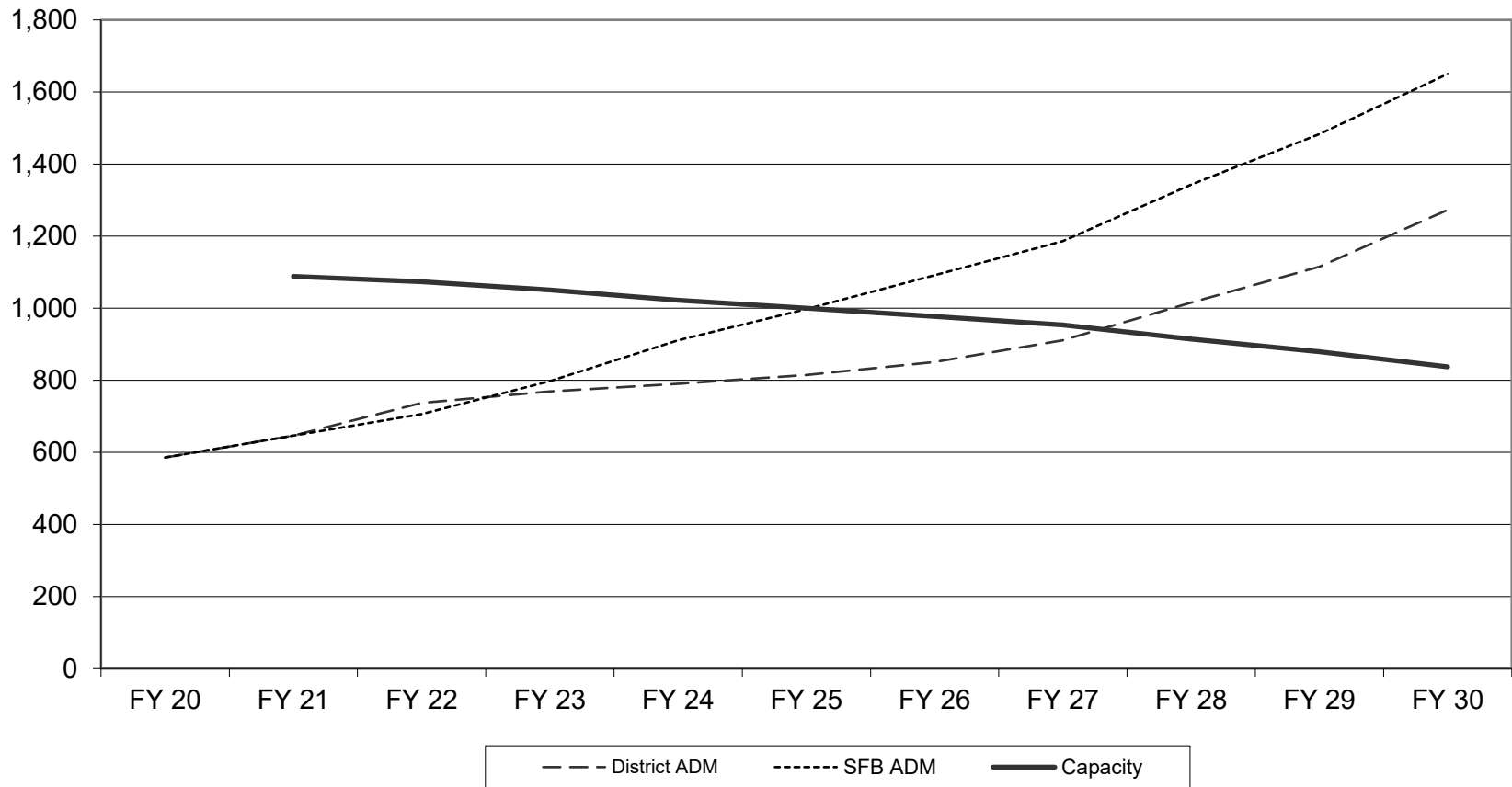
K-8 Graph
Saddle Mountain Unified District



--- District ADM SFB ADM — Capacity

K-8	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
District ADM	1,471	1,563	1,851	1,936	1,985	2,079	2,220	2,400	2,574	2,823	3,095
SFB ADM	1,471	1,563	1,703	1,975	2,334	2,717	3,123	3,545	3,891	4,227	4,502
Capacity		2,515	2,481	3,413	3,323	3,227	3,126	3,020	2,934	2,850	2,781

9-12 Graph
Saddle Mountain Unified District



9-12	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
District ADM	586	647	737	769	790	815	851	911	1,016	1,115	1,273
SFB ADM	586	647	706	797	911	998	1,091	1,186	1,343	1,483	1,650
Capacity		1,088	1,073	1,051	1,022	1,000	977	953	914	879	837

**STATE OF ARIZONA
SCHOOL FACILITIES OVERSIGHT BOARD**

**2022 New Construction Analysis
Saddle Mountain Unified District
CTD – 070290
(K-8)**

District New Construction Request

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

Staff Notes Regarding District's Request: Project 022N was held for consideration last year to open in FY 28. Project 023N was held for consideration last year to open in FY 29.

Staff Recommendation for December 15, 2021

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

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

*** Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 41-5741 D. (2). Subject to change in future review.**

New Construction Analysis
Saddle Mountain Unified District
K - 8

K-8	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
Existing Capacity (1)	2,432	2,432	2,432	2,432	2,432	2,432	2,432	2,432	2,432	2,432
District-funded Capacity (2)	83	49	980	891	795	693	588	502	418	349
Total Student Capacity	2,515	2,481	3,413	3,323	3,227	3,126	3,020	2,934	2,850	2,781

<i>District's ADM Projections</i>	1,563	1,851	1,936	1,985	2,079	2,220	2,400	2,574	2,823	3,095
ADM Growth Rate	6.3%	18.4%	4.6%	2.5%	4.7%	6.8%	8.1%	7.3%	9.7%	9.6%
Number of Students for which new space is required (3)		(630)	(1,477)	(1,338)	(1,148)	(906)	(620)	(360)	(27)	314

<i>SFOB Recommended ADM Projections</i>	1,563	1,703	1,975	2,334	2,717	3,123	3,545	3,891	4,227	4,502
ADM Growth Rate	6.3%	8.9%	16.0%	18.2%	16.4%	15.0%	13.5%	9.8%	8.6%	6.5%
Number of Students for which new space is required (3)		(778)	(1,438)	(989)	(511)	(2)	524	957	1,377	1,721

(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. 41-5711 E.6. See Local Funds page.

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

DECEMBER 15, 2021 STAFF RECOMMENDATION

The staff recommendation is to hold for consideration for possible future funding per A.R.S. 41-5741 D (2):

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
022N - Additional Space	K-8	250	92.4	23,100	289	FY 27
023N - New School	K-8	750	92.4	69,300	866	FY 28

**STATE OF ARIZONA
SCHOOL FACILITIES OVERSIGHT BOARD**

**2022 New Construction Analysis
Saddle Mountain Unified District
CTD – 070290
(9-12)**

District New Construction Request

FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)	FY 29 (7/1/28-6/30/29)
				Additional space for 250 students (021N)			

Staff Notes Regarding District's Request: Project 021N was held for consideration last year for 250 students to open in FY 26. Land acquisition is not required.

Staff Recommendation for December 15, 2021

FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)	FY 29 (7/1/28-6/30/29)
				Additional space for 430 students (021N) *			

Note: The actual capacity of 9-12 space for 430 students in this district would be 514 students.

*** Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 41-5741 D. (2). Subject to change in future review.**

New Construction Analysis
Saddle Mountain Unified District
9-12

9-12	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
District-funded Capacity (1) (2)	1,088	1,073	1,051	1,022	1,000	977	953	914	879	837
Total Student Capacity	1,088	1,073	1,051	1,022	1,000	977	953	914	879	837

<i>District's ADM Projections</i>	647	737	769	790	815	851	911	1,016	1,115	1,273
ADM Growth Rate	10.4%	13.9%	4.3%	2.7%	3.2%	4.4%	7.1%	11.5%	9.7%	14.2%
Number of Students for which new space is required (3)		(336)	(282)	(232)	(185)	(126)	(42)	102	236	436

<i>SFOB Recommended ADM Projections</i>	647	706	797	911	998	1,091	1,186	1,343	1,483	1,650
ADM Growth Rate	10.4%	9.1%	12.9%	14.3%	9.5%	9.4%	8.7%	13.2%	10.4%	11.3%
Number of Students for which new space is required (3)		(367)	(253)	(111)	(2)	114	233	429	604	813

(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. 41-5711 E.6. See Local Funds page.

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

DECEMBER 15, 2021 STAFF RECOMMENDATION

The staff recommendation is to hold for consideration for possible future funding per A.R.S. 41-5741 D (2):

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
021N - Additional space at existing school	9-12	430	134	57,620	514	FY 26

ADM Projections
Saddle Mountain Unified District

12/13/2021

District Provided ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 8	1,471	1,563	1,851	1,936	1,985	2,079	2,220	2,400	2,574	2,823	3,095	3,377
% change		6.3%	18.4%	4.6%	2.5%	4.7%	6.8%	8.1%	7.3%	9.7%	9.6%	9.1%
9-12	586	647	737	769	790	815	851	911	1,016	1,115	1,273	1,444
% change		10.4%	13.9%	4.3%	2.7%	3.2%	4.4%	7.1%	11.5%	9.7%	14.2%	13.4%
Total	2,056	2,210	2,588	2,705	2,775	2,894	3,071	3,311	3,590	3,938	4,368	4,821
% change		7.5%	17.1%	4.5%	2.6%	4.3%	6.1%	7.8%	8.4%	9.7%	10.9%	10.4%

SFOB ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 8	1,471	1,563	1,703	1,975	2,334	2,717	3,123	3,545	3,891	4,227	4,502	4,632
% change		6.3%	8.9%	16.0%	18.2%	16.4%	15.0%	13.5%	9.8%	8.6%	6.5%	2.9%
9-12	586	647	706	797	911	998	1,091	1,186	1,343	1,483	1,650	1,901
% change		10.4%	9.1%	12.9%	14.3%	9.5%	9.4%	8.7%	13.2%	10.4%	11.3%	15.2%
Total	2,056	2,210	2,409	2,772	3,246	3,715	4,215	4,731	5,234	5,710	6,153	6,533
% change		7.5%	9.0%	15.1%	17.1%	14.5%	13.5%	12.2%	10.6%	9.1%	7.8%	6.2%

Assumptions:

FY 20 and FY 21 are actual based on information received from ADE. FY 22 through FY 31 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 8	1,471	1,564	1,754	1,879	2,128	2,383	2,676	2,987	3,221	3,480	3,757	NA
% change		6.3%	12.2%	7.1%	13.2%	12.0%	12.3%	11.6%	7.8%	8.0%	8.0%	NA
9-12	586	646	705	737	858	954	1,033	1,097	1,165	1,225	1,289	NA
% change		10.3%	9.1%	4.6%	16.5%	11.1%	8.2%	6.2%	6.2%	5.2%	5.2%	NA
Total	2,056	2,210	2,459	2,616	2,986	3,336	3,708	4,084	4,386	4,705	5,046	NA
% change		7.5%	11.3%	6.4%	14.1%	11.7%	11.1%	10.1%	7.4%	7.3%	7.2%	NA

ADM History
Saddle Mountain Unified District

	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	5-Year Average
K - 8	988	1,040	1,140	1,332	1,471	1,563	
% change		5.2%	9.6%	16.8%	10.4%	6.3%	9.6%
9 - 12	444	442	499	570	586	647	
% change		-0.4%	13.0%	14.1%	2.9%	10.4%	7.8%
Total	1,432	1,482	1,639	1,901	2,056	2,210	
% change		3.5%	10.6%	16.0%	8.2%	7.5%	9.1%

Square Footage and Capacity by School

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Ruth Fisher Elementary School	124,390	28,450	95,940	7,024	88,916	88.5	1,005
SFB-approved Winter's Well (opened FY 07)	47,434	1,234	46,200	NA	46,200	80.9	571
SFB-approved Tartesso (opened FY 08)	69,300	0	69,300	NA	69,300	80.9	857
Bond funded addition to Winter Wells ES bldg. 1002 (FY 21)	2,842	1,542	1,300	NA	1,300	80.9	16
Bond funded addition to Winter Wells ES bldg. 1003 (FY 21)	11,776	6,390	5,386	NA	5,386	80.9	67
Total K-8	255,742	37,616	218,126	7,024	211,102		2,515
Ruth Fisher Elementary School - Pool portion of Building B (3)	12,434	12,434	0	0	0	129.5	-
District-funded Tonopah Valley High School (4)	132,187	29,923	102,264	NA	102,264	112	913
Bond funded addition to Tonopah Valley HS bldgs. 1010-1012 (FY 21)	19,629	0	19,629	NA	19,629	112	175
Total 9-12	164,250	42,357	121,893	-	121,893		1,088
(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 41-5711 depending on the type of square footage.							
(2) Project status was changed to ON HOLD 2/7/08. Currently projected to open FY 17.							
(3) SFB approved reconfiguration of this square footage from K-8 to 9-12 on 2/2/06. SFB approved reconfiguration of this square footage from 9-12 to District Admin. On 2/12/20.							
(4) To date, the district's only high school is Tonopah Valley High School, which was built with B bonds and opened in FY 06. Per A.R.S. 15-2011 E.6., the only portion of square footage that gets included in the capacity analysis is the portion that exceeds 25% of the district's minimum high school square footage requirement. That amount varies each year based on the most recent 100th Day ADM. The local funds page shows how much square footage is projected to be included each year, depending on the ADM projection for that year.							
(5) Project status was changed to ON HOLD 2/7/08. Currently projected to open FY 15.							
Note: SFB-funded schools are not adjusted for interior corridors.							

Local Funds Report
Saddle Mountain Unified District

12/13/2021

K-8 Square Footage	Prior Years	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
Addition to Ruth Fisher	8,800										8,800
Addition to Winters Well	1,234										1,234
Replacement space at Ruth Fisher (Building 100 Admin)	13,290										13,290
Addition to Winters Well bldg. 1002 (FY 21)	2,842										2,842
Addition to Winters Well bldg. 1003 (FY 21)	11,776										11,776
District-funded K-5 or K-8 school			80,000								80,000
Cumulative Total	37,942	37,942	117,942	117,942	117,942	117,942	117,942	117,942	117,942	117,942	235,884
ADM Projections	1,563	1,703	1,975	2,334	2,717	3,123	3,545	3,891	4,227	4,502	
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	31,256	34,054	39,503	46,687	54,339	62,469	70,898	77,817	84,534	90,049	
Square Footage to be built in excess of 25% threshold (1)	6,686	3,888	78,439	71,255	63,603	55,473	47,044	40,125	33,408	27,893	
Capacity of excess square footage	84	49	980	891	795	693	588	502	418	349	
9-12 Square Footage	Prior Years	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
Tonopah Valley High School bldgs 1005-1009	120,370										120,370
Addition to Tonopah Valley High School bldg. 1010 (FY 21)	2,371										2,371
Addition to Tonopah Valley High School bldg. 1011 (FY 21)	15,406										15,406
Addition to Tonopah Valley High School bldg. 1012 (FY 21)	1,852										1,852
Cumulative Total	139,999	139,999	139,999	139,999	139,999	139,999	139,999	139,999	139,999	139,999	139,999
District's ADM Projections	647	706	797	911	998	1,091	1,186	1,343	1,483	1,650	
x Minimum adequacy factor	112	112	112	112	112	112	112	112	112	112	
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	
25% Threshold	18,106	19,773	22,324	25,522	27,945	30,561	33,214	37,604	41,532	46,206	
Square Footage to be built in excess of 25% threshold (1)	121,893	120,226	117,675	114,477	112,054	109,438	106,785	102,395	98,467	93,793	
Capacity of excess square footage	1,088	1,073	1,051	1,022	1,000	977	953	914	879	837	

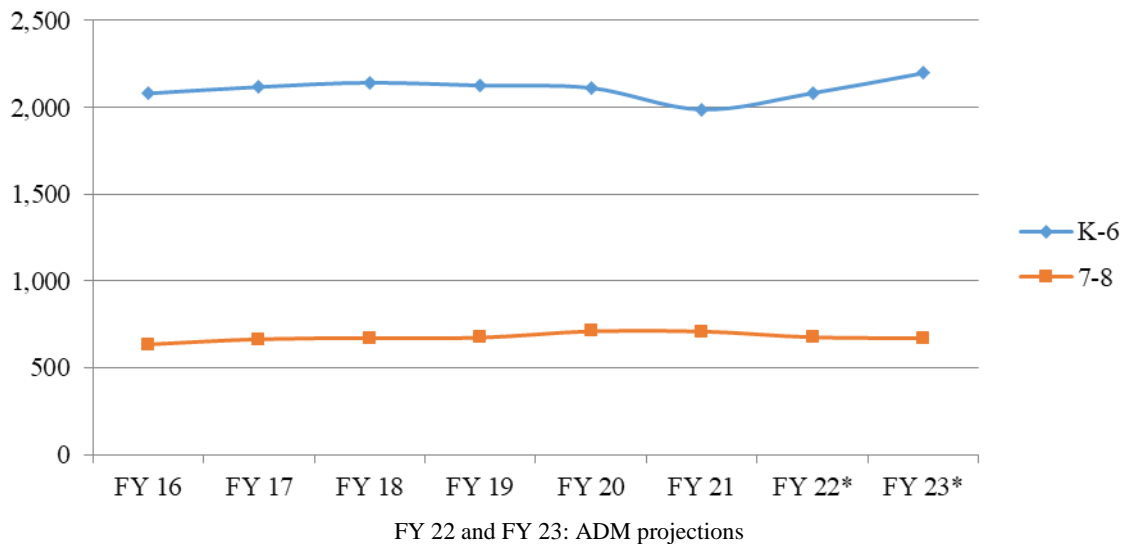
(1) per A.R.S. 41-5711 E.6.

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 K-6 elementary schools and one 7-8 middle school. Two additional state funded K-6 schools are pending construction.

District ADM History



District Outlook

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

Somerton Elementary School District

Somerton Elementary School District is located in the southwest corner of the state, just southwest of Yuma and right on the border with Mexico. Somerton ESD grew from 21,579 in 2010 to 27,967 in 2020.¹ This represents a 29.6% increase in population over the 10-year period, equivalent to an average annual growth rate of 2.6%.² The district primarily serves the City of Somerton and is a partner (“feeder”) school district for Yuma Union High School District.³

Somerton faces challenges to its tax base in terms of its ability to capitalize on its proximity to the City of Yuma, while facing more limited shopping and employment options for residents.⁴ Somerton’s median household income in 2019 was \$39,311 and the average home price was \$131,121. It is primarily an agriculture community with almost one-quarter of the jobs in the community tied to that sector.⁵

At the same time, the community is facing continued growth due to other development activities in the City of Yuma and a shift in the population towards the southern part of the county in which Somerton sits. Numerous housing permits have been issued or are in the planning stages as additional growth continues to push into the city from Yuma.

The result will be an influx of new residents and children over the next three to four years before leveling off to a stable population level. This will create a short term increase in ADM, but an increase that will stabilize in the years following.

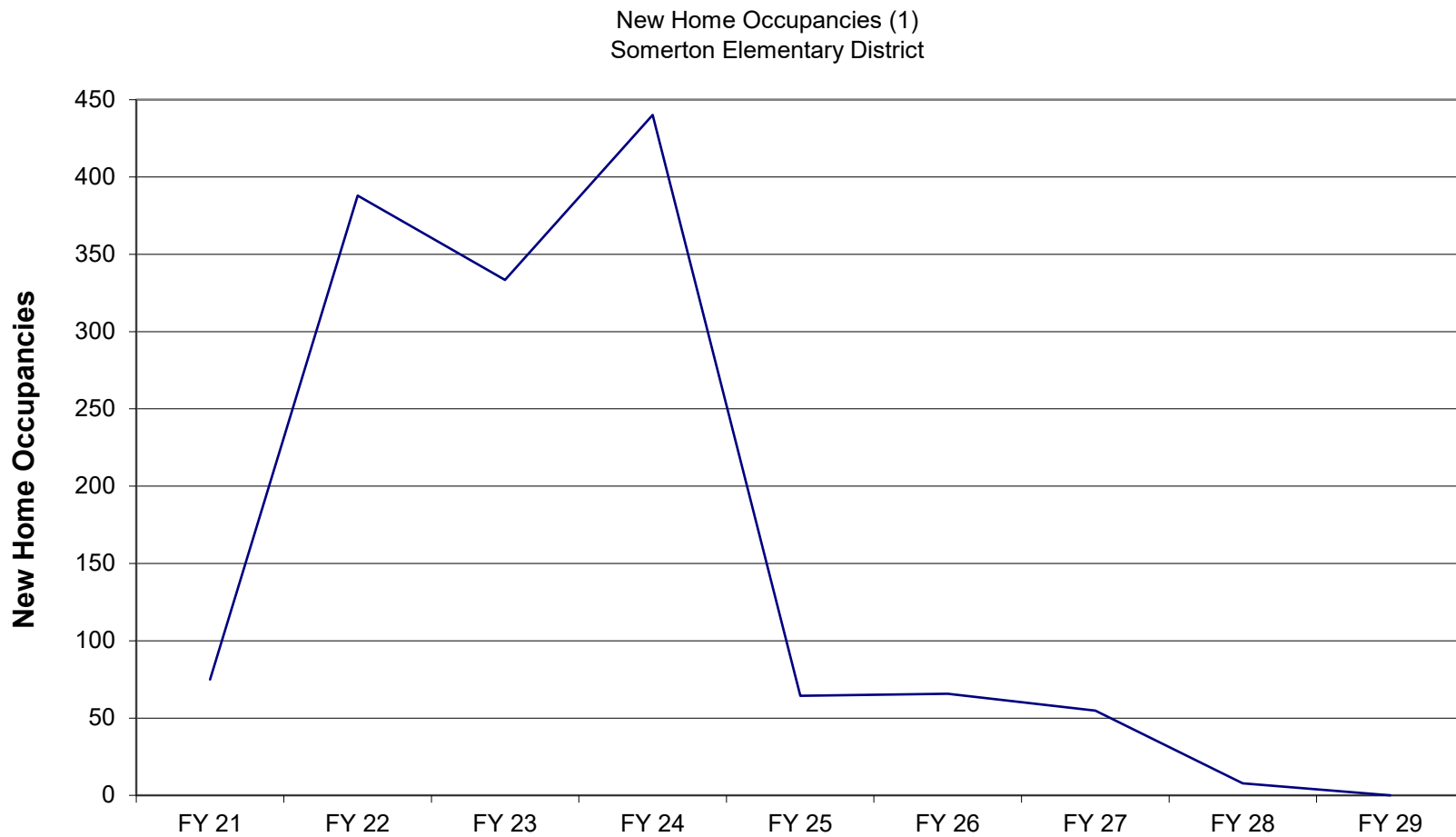
¹ U.S. Census Bureau

² Ibid.

³ Somerton Elementary School District website. <http://www.ssd11.org>. December 1, 2021.

⁴ AZBEX, “Bill Aims to Promote Rural Area Growth.” <https://azbex.com/bill-aims-to-promote-rural-area-growth/>. December 1, 2021.

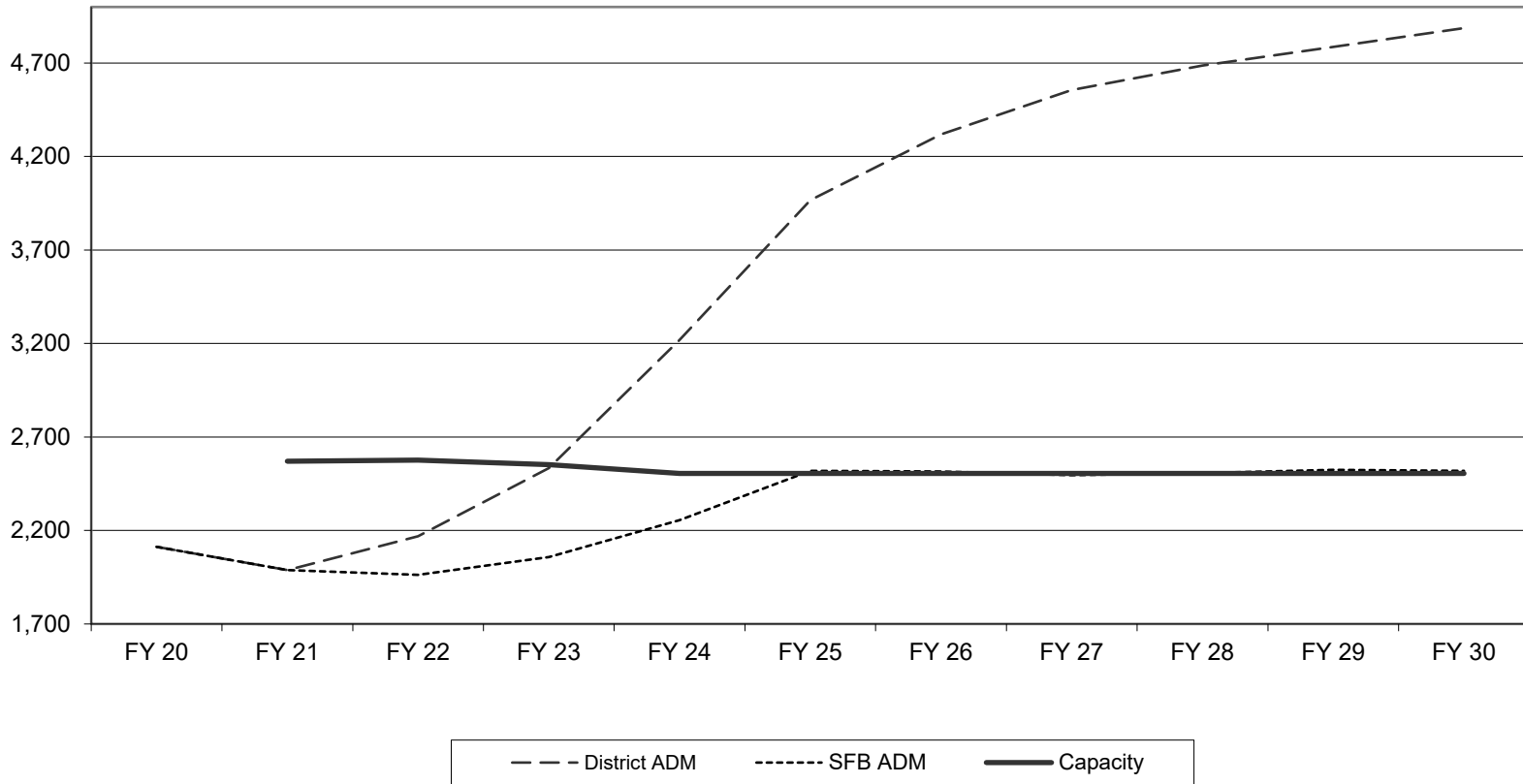
⁵ City-Data. “Somerton, Arizona.” <https://www.city-data.com/city/Somerton-Arizona.html>. December 1, 2021.



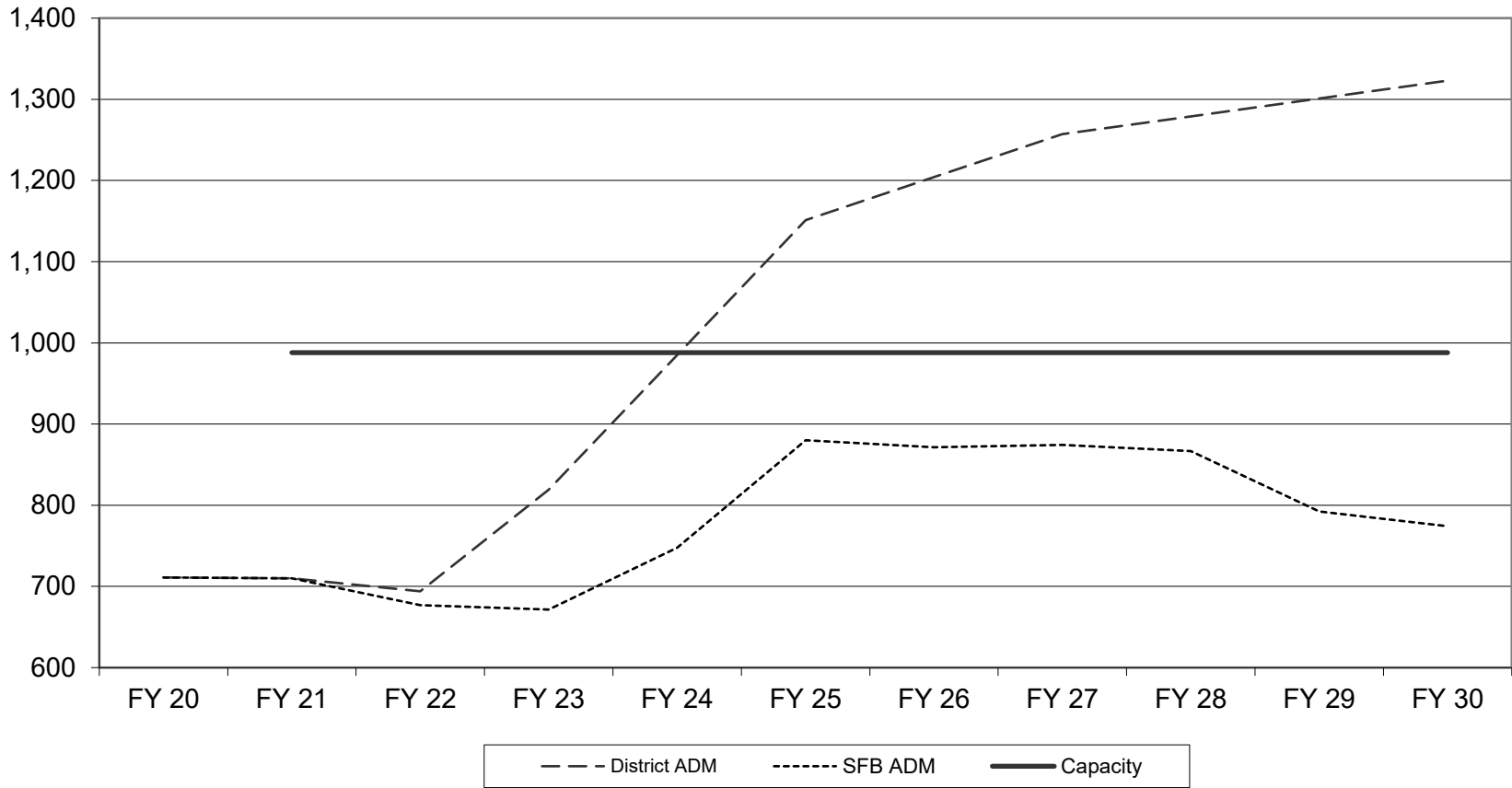
(1) FY 21 and FY 22 were provided by the District. FY 23 through FY 29 updated by ASU Research team in FY 22.
Projections are:

FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	Total
75	388	333	440	64	66	55	8	0	1,429

K-6 Graph
Somerton Elementary District

[illegible]

7-8 Graph
Somerton Elementary District

[illegible]

**STATE OF ARIZONA
SCHOOL FACILITIES OVERSIGHT BOARD**

**2022 New Construction Analysis
Somerton Elementary District
CTD – 140411
(K-6)**

District New Construction Request

FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)	FY 29 (7/1/28-6/30/29)
		K-6 for 281 students (010N)	K-6 for 500 students				

Staff Notes Regarding District's Request: Project 010N was held for consideration last year for 281 students to open in FY 26. Land acquisition is not required.

Staff Recommendation for December 15, 2021

FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)	FY 29 (7/1/28-6/30/29)
			K-6 for 14 students (010N) * No approval *				

Note: The actual capacity of a 14-student K-6 school in this district would be 17 students.

*** Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 41-5741 D. (2). Subject to change in future review.**

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

K-6	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
Existing Capacity (1)	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943
SFB-approved 008N (1)	281	281	281	281	281	281	281	281	281	281
SFB-approved 009N (1)	281	281	281	281	281	281	281	281	281	281
District-funded Capacity (2)	65	71	47	-	-	-	-	-	-	-
Total Student Capacity	2,570	2,576	2,552	2,505	2,505	2,505	2,505	2,505	2,505	2,505

<i>District's ADM Projections</i>	1,988	2,169	2,533	3,219	3,967	4,318	4,556	4,687	4,787	4,887
ADM Growth Rate	-5.9%	9.1%	16.8%	27.1%	23.2%	8.8%	5.5%	2.9%	2.1%	2.1%
Number of Students for which new space is required (3)		(407)	(19)	714	1,462	1,813	2,051	2,182	2,282	2,382

<i>SFOB Recommended ADM Projections</i>	1,988	1,963	2,058	2,256	2,519	2,516	2,495	2,508	2,524	2,520
ADM Growth Rate	-5.9%	-1.3%	4.9%	9.6%	11.7%	-0.1%	-0.8%	0.5%	0.7%	-0.2%
Number of Students for which new space is required (3)		(614)	(494)	(249)	14	11	(10)	2	19	15

(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. 41-5711 E.6. See Local Funds page.

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

DECEMBER 15, 2021 STAFF RECOMMENDATION

The staff recommendation is to hold for consideration for possible future funding per A.R.S. 41-5741 D (2):

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
New School - 010N	K-6	14	90	1,260	16	FY 25

ADM Projections
Somerton Elementary District

12/13/2021

District Provided ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 6	2,112	1,988	2,169	2,533	3,219	3,967	4,318	4,556	4,687	4,787	4,887	4,987
% change		-5.9%	9.1%	16.8%	27.1%	23.2%	8.8%	5.5%	2.9%	2.1%	2.1%	2.0%
7 - 8	711	710	694	819	985	1,151	1,204	1,257	1,279	1,301	1,323	1,345
% change		-0.2%	-2.3%	18.0%	20.3%	16.9%	4.6%	4.4%	1.8%	1.7%	1.7%	1.7%
Total	2,823	2,698	2,863	3,352	4,204	5,118	5,522	5,813	5,966	6,088	6,210	6,332
% change		-4.4%	6.1%	17.1%	25.4%	21.7%	7.9%	5.3%	2.6%	2.0%	2.0%	2.0%

SFOB ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 6	2,112	1,988	1,963	2,058	2,256	2,519	2,516	2,495	2,508	2,524	2,520	2,720
% change		-5.9%	-1.3%	4.9%	9.6%	11.7%	-0.1%	-0.8%	0.5%	0.7%	-0.2%	8.0%
7 - 8	711	710	677	672	748	880	871	874	867	792	774	787
% change		-0.2%	-4.7%	-0.8%	11.3%	17.7%	-1.0%	0.3%	-0.9%	-8.6%	-2.3%	1.7%
Total	2,823	2,698	2,639	2,730	3,004	3,399	3,388	3,369	3,374	3,317	3,294	3,507
% change		-4.4%	-2.2%	3.4%	10.0%	13.2%	-0.3%	-0.5%	0.1%	-1.7%	-0.7%	6.5%

Assumptions:

FY 20 and FY 21 are actual based on information received from ADE. FY 22 through FY 31 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 6	2,112	2,094	2,166	2,262	2,356	2,429	2,525	2,611	2,697	2,790	2,873	NA
% change		-0.9%	3.4%	4.4%	4.2%	3.1%	3.9%	3.4%	3.3%	3.5%	3.0%	NA
7 - 8	711	737	724	688	700	750	767	777	817	840	873	NA
% change		3.7%	-1.8%	-5.0%	1.8%	7.1%	2.2%	1.3%	5.1%	2.9%	3.9%	NA
Total	2,823	2,831	2,890	2,950	3,056	3,179	3,291	3,388	3,514	3,630	3,746	NA
% change		0.3%	2.1%	2.1%	3.6%	4.0%	3.5%	2.9%	3.7%	3.3%	3.2%	NA

ADM History
Somerton Elementary District

	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	5-Year Average
K - 6	2,081	2,117	2,142	2,126	2,112	1,988	
% change		1.8%	1.2%	-0.7%	-0.7%	-5.9%	-0.9%
7 - 8	635	666	672	674	711	710	
% change		4.8%	1.0%	0.3%	5.5%	-0.2%	2.2%
Total	2,716	2,783	2,814	2,800	2,823	2,698	
% change		2.5%	1.1%	-0.5%	0.8%	-4.4%	-0.1%

Square Footage and Capacity by School

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Local Funds Report
Somerton Elementary District

12/13/2021

K-6 Square Footage	Prior Years	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
Valle del Encanto additions	26,168										26,168
Desert Sonora School (FY 17)	3,920										3,920
Tierra Del Sol Elementary Expansion (FY 18)	5,953										5,953
Tierra Del Sol Elementary Expansion (FY 18)	843										843
Valle Del Encanto Expansion (FY 18)	2,667										2,667
Orange Grove Media Center (FY 18)	5,400										5,400
											-
Cumulative Total	44,951	44,951	44,951	44,951	44,951	44,951	44,951	44,951	44,951	44,951	44,951
ADM Projections	1,988	1,963	2,058	2,256	2,519	2,516	2,495	2,508	2,524	2,520	
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	39,768	39,251	41,163	45,119	50,382	50,323	49,899	50,150	50,487	50,392	
Square Footage to be built in excess of 25% threshold (1)	5,183	5,700	3,788	0	0	0	0	0	0	0	
Capacity of excess square footage	65	71	47	0	0	0	0	0	0	0	

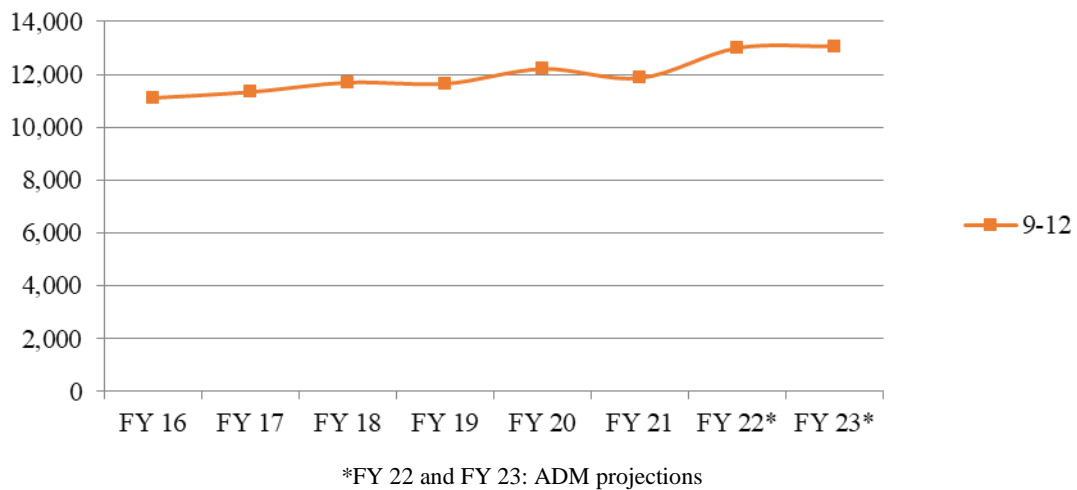
(1) per A.R.S. 41-5711 E.6.

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 six 9-12 high schools.

District ADM History



District Outlook

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

Tolleson Union High School District

Tolleson Union High School District is located in the West Valley within Maricopa County. The district, which serves and encompasses the City of Tolleson, has five partner (“feeder”) school districts: Fowler Elementary School District, Littleton Elementary School District, Pendergast Elementary School District, Tolleson Elementary School District, and Union Elementary School District.¹ Tolleson UHSD grew from 164,860 in 2010 to 199,669 in 2020.² This represents a 21.11% increase in population over the 10-year period, equivalent to an average annual growth rate of 1.9%.³ The district recently opened West Point High School, its seventh high school, in collaboration with Luke Air Force Base during the 2019-2020 academic year to grades 9 and 10. West Point High School expanded to grades 9 through 11 in the 2020-2021 academic year and serves grades 9 through 12 in the 2021-2022 academic year.⁴

Tolleson is home to large commercial and industrial employers, including PepsiCo, Sunland Beef, Kroger’s, Albertson’s, Home Depot, Staples, and Sysco Food Systems.⁵ While the city’s dependence on agriculture has declined, Rousseau Farming Co.’s carrot operations—recently bought by Bolthouse Farms—are located there, and food processing company JBS owns a beef-processing facility in Tolleson.⁶

While neighboring West Valley cities like Buckeye and Goodyear are among the fastest-growing in the United States, Tolleson has experienced somewhat more modest population growth over the last decade.⁷ However, that growth may pick up with proposed new developments. Planned projects include a 156,555-square-foot development with retail, restaurant, hotel, and industrial space and a new city complex encompassing a library, senior center, council chambers, and administrative offices.⁸

If these planned projects materialize, they will likely push some degree of additional growth in coming years. And with an increase in homes, there would be additional children attending Tolleson UHSD.

¹ Tolleson Union High School District. “Tolleson Union High School District Partner School Attendance Area,” May 2019. https://tb2cdn.schoolwebmasters.com/acnt_180232/site_180233/Partner-School-Info-Tolleson.pdf.

² U.S. Census Bureau

³ Ibid.

⁴ West Point High School. “Welcome to the Home of the Dragons.” <https://westpoint.tuhd.org/>.

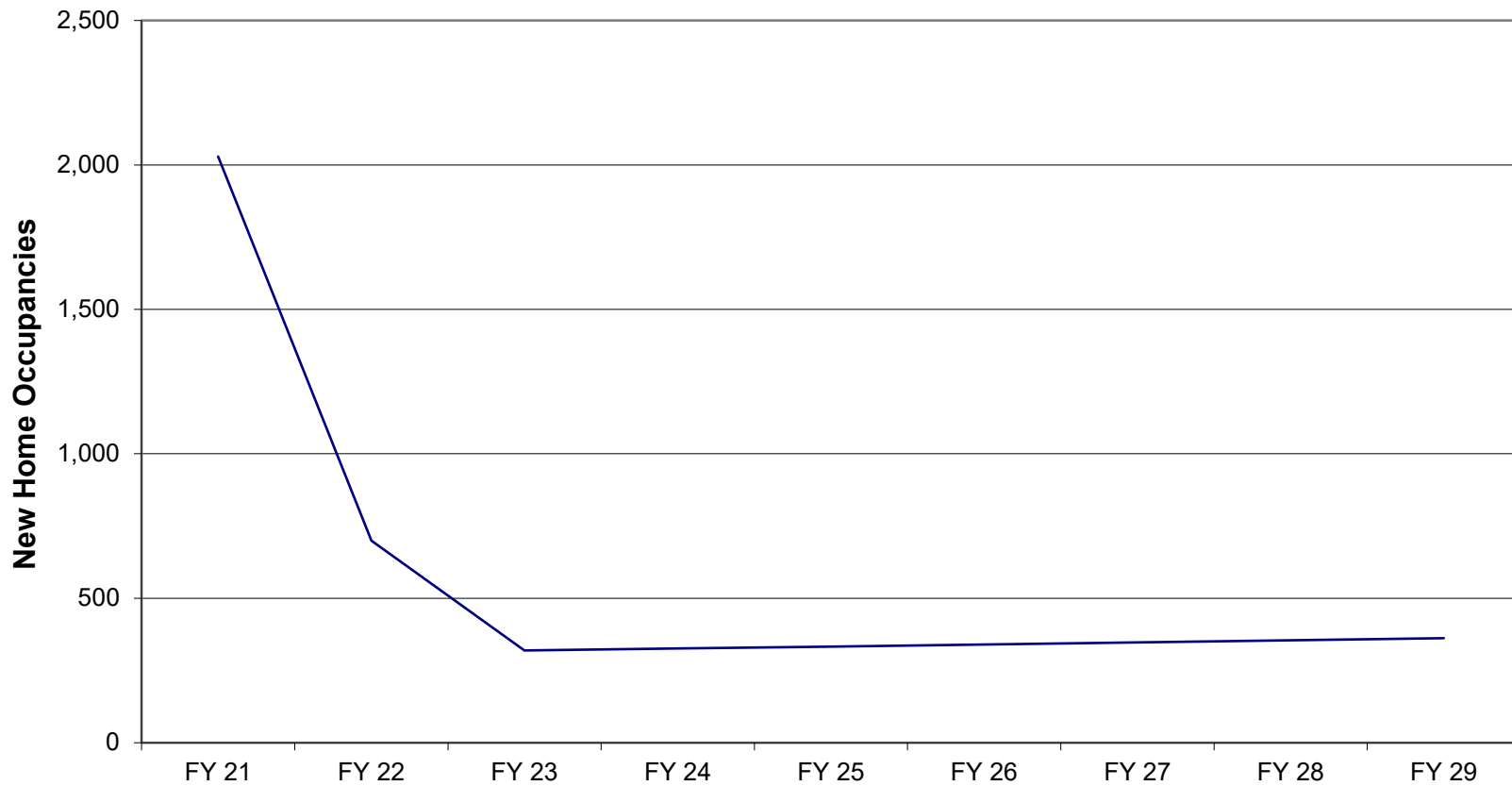
⁵ City of Tolleson. “Economic Development.” <https://www.tolleson.az.gov/6/Economic-Development>.

⁶ Associated Press. “World’s Largest Meat Producer Getting Back Online after Cyberattack.” KTAR News, June 2, 2021. <https://ktar.com/story/4464722/worlds-largest-meat-producer-getting-back-online-after-cyberattack/>; Schouten, Rebekah. “Bolthouse Farms to Acquire Rousseau Farming Co. Carrot Operations.” Food Business News, March 26, 2020. <https://www.foodbusinessnews.net/articles/15697-bolthouse-farms-to-acquire-rousseau-farming-co-carrot-operations>.

⁷ Scanlon, Tom. “Tolleson Officials Cheer Planned City Complex.” West Valley View, December 18, 2020. https://www.westvalleyview.com/news/tolleson-officials-cheer-planned-city-complex/article_3fd471a8-3f23-11eb-8704-77c9f87c97db.html.

⁸ Jensen, Audrey. “Retail, Hotel and Industrial Project Gets OK from Tolleson.” Phoenix Business Journal, October 27, 2021. <https://www.bizjournals.com/phoenix/news/2021/10/27/tolleson-approves-development.html>.

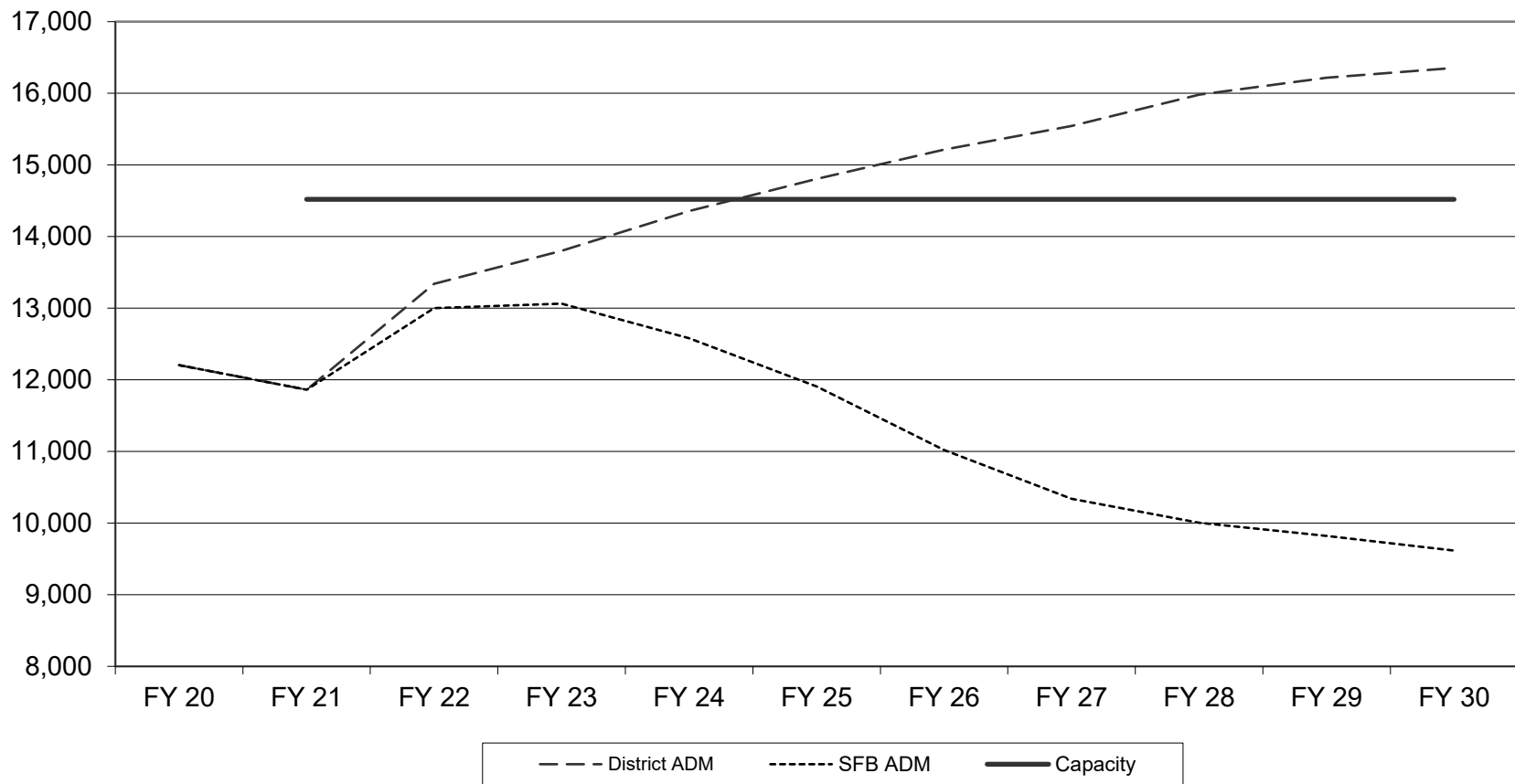
New Home Occupancies (1)
Tolleson Union High School District



(1) FY 21 and FY 22 were provided by the District. FY 23 through FY 29 updated by ASU Research team in FY 22.
Projections are:

FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	Total
2,029	700	319	326	333	340	347	355	362	5,112

9-12 Graph
Tolleson Union High School District

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**STATE OF ARIZONA
SCHOOL FACILITIES OVERSIGHT BOARD**

**2022 New Construction Analysis
Tolleson Union District
CTD – 070514
(9-12)**

District New Construction Request

FY 21 (7/1/20-6/30/21)	FY 22 (7/1/21-6/30/22)	FY 23 (7/1/22-6/30/23)	FY 24 (7/1/23-6/30/24)	FY 25 (7/1/24-6/30/25)	FY 26 (7/1/25-6/30/26)	FY 27 (7/1/26-6/30/27)	FY 28 (7/1/27-6/30/28)
					9-12 for 2,300 students		

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

Staff Recommendation for December 15, 2021

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

*** Not approved for funding within the current two-year window. Subject to change in future review.**

New Construction Analysis
Tolleson Union High School District
9-12

9-12	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
Existing Capacity (1)	14,520	14,520	14,520	14,520	14,520	14,520	14,520	14,520	14,520	14,520
Total Student Capacity	14,520	14,520	14,520	14,520	14,520	14,520	14,520	14,520	14,520	14,520

<i>District's ADM Projections</i>	11,862	13,338	13,802	14,357	14,805	15,212	15,545	15,982	16,217	16,354
ADM Growth Rate	-2.8%	12.4%	3.5%	4.0%	3.1%	2.7%	2.2%	2.8%	1.5%	0.8%
Number of Students for which new space is required (2)		(1,182)	(718)	(163)	285	692	1,025	1,462	1,697	1,834

<i>SFOB Recommended ADM Projections</i>	11,862	13,000	13,063	12,581	11,908	11,021	10,339	10,004	9,822	9,616
ADM Growth Rate	-2.8%	9.6%	0.5%	-3.7%	-5.3%	-7.5%	-6.2%	-3.2%	-1.8%	-2.1%
Number of Students for which new space is required (2)		(1,520)	(1,456)	(1,939)	(2,611)	(3,499)	(4,180)	(4,515)	(4,697)	(4,903)

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

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

DECEMBER 15, 2021 STAFF RECOMMENDATION

No approval for new construction is recommended at this time.

ADM Projections
Tolleson Union High School District

12/13/2021

District Provided ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
9 - 12	12,205	11,862	13,338	13,802	14,357	14,805	15,212	15,545	15,982	16,217	16,354	16,502
% change		-2.8%	12.4%	3.5%	4.0%	3.1%	2.7%	2.2%	2.8%	1.5%	0.8%	0.9%

SFOB ADM Forecast	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
9 - 12	12,205	11,862	13,000	13,063	12,581	11,908	11,021	10,339	10,004	9,822	9,616	9,574
% change		-2.8%	9.6%	0.5%	-3.7%	-5.3%	-7.5%	-6.2%	-3.2%	-1.8%	-2.1%	-0.4%

Assumptions:

FY 20 and FY 21 are actual based on information received from ADE. FY 22 through FY 31 based on cohort survival and residential development.

SFB ADM Forecast - Last Year	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
9 - 12	12,205	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
% change		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

ADM History
Tolleson Union High School District

	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	5-Year Average
9 - 12	11,112	11,332	11,694	11,646	12,205	11,862	
% change		2.0%	3.2%	-0.4%	4.8%	-2.8%	1.3%

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	183,241	5,268	177,973	10,440	167,533	109.5	1,530
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
Tolleson Union HS bldg. 1032 (replacement space) FY 21	18,506	0	18,506	0	18,506	109.5	169
Tolleson Union HS bldg. 1032 (additional space) FY 21	18,066	18,066	0	NA	0	94	-
Tolleson Union HS bldg. 1033 (replacement space) FY 21	9,755	0	9,755	0	9,755	109.5	89
Tolleson Union HS bldg. 1033 (additional space) FY 21	416	416	0	NA	0	94	-
Tolleson Union HS bldg. 1034 FY 21	20,540	20,540	0	NA	0	94	-
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	42,568	42,568	0	NA	0	94	-
District funded addition to La Joya bldgs. 1018 & 1019	15,053	15,053	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	31,003	31,003	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	-
District funded addition to Sierra Linda bldg. 1008 (FY 20)	24,823	24,823	0	NA	0	94	-
SFB-approved West Point HS 006N	275,000	0	275,000	NA	275,000	94	2,926
District funded addition to West Point HS	42,342	42,342	0	NA	0	94	-
Total 9-12 Square Footage	1,712,836	242,736	1,470,100	36,851	1,433,249		14,520

(1) Based on either the SFB Working Definition of Student Capacity or A.R.S. 41-5711 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

12/13/2021

9-12 Square Footage	Prior Years	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
La Joya High School addl. classrooms	19,807										19,807
Copper Canyon Performing Arts Center	22,985										22,985
Tolleson Union High School renovation	19,032										19,032
Sierra Linda addition	21,649										21,649
LaJoya bldg. 1017 (FY 10)	20,785										20,785
Copper Canyon classrooms (FY 19)	8,018										8,018
Sierra Linda PAC (FY 19)	24,823										
Addition to SFB-funded project 006N	42,342										42,342
Tolleson Union HS bldg. 1032 (FY 21)	18,066										18,066
Tolleson Union HS bldg. 1033 (FY 21)	416										416
Tolleson Union HS bldg. 1034 (FY 21)	20,540										20,540
LaJoya bldg. 1018 (FY 21)	9,108										9,108
LaJoya bldg. 1019 (FY 21)	5,945										5,945
Cumulative Total	233,516	233,516	233,516	233,516	233,516	233,516	233,516	233,516	233,516	233,516	208,693
ADM Projections	11,862	13,000	13,063	12,581	11,908	11,021	10,339	10,004	9,822	9,616	
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	278,754	305,492	306,990	295,648	279,848	258,985	242,972	235,105	230,823	225,979	
Square Footage to be built in excess of 25% threshold (1)	0	0	0	0	0	0	0	0	2,693	7,537	
Capacity of excess square footage	0	-	-	-	-	-	-	-	29	80	

(1) per A.R.S. 41-5711 E.6.