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# District Facilities Master Plan 2016-23

## Tucson Unified School District #1

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Artesia  
Public Schools

Tucson Unified is where  
Students love to **L**earn  
Teachers love to **t**each  
and People love **v**e to Work  
We are **e** Team TUSD



**FINAL** June 2016

## I.1 INTRODUCTION/ EXECUTIVE SUMMARY

This Tucson Unified School District (TUSD) Facilities Master Plan (FMP) Report has resulted from the fulfillment of the District's Strategic Plan Priority 2 which directs the staff to:

*Establish/ Communicate clear vision for facilities (community) – TUSD will develop and implement a long-range Master Facilities Plan that supports and enhances student learning and achievement, and community partnerships*

### I.1.1 PURPOSE

The purpose of the TUSD Facilities Master Plan is to determine the facility repairs and improvements necessary to support the District's Strategic Plan and to establish whether a general obligation bond is needed to fund these capital needs. In response, this process has focused on the following:

- Gathering data regarding the district's enrollment demographics, school facilities conditions, and the suitability of facilities to meet the current and future goals for enhancing student learning and achievement in the district;
- Conducting surveys, town halls, interviews and focus groups in order to determine the priorities of TUSD staff, parents and community regarding needed school facilities improvements;
- Recommending a future course of action for funding such improvements.

### I.1.2 FMP COMPONENT PARTS

This document is comprised of four sections:

1.0 Goals/ Process detailing the overall goals of this FMP and the process utilized in its creation,

2.0 Existing and Projected Conditions describing the overall demographics and economic conditions of the region,

3.0 Facilities Assessments and Conditions detailing the process utilized during the assessment of the district's building inventory, and

4.0 Total Capital Improvement Needs which describes funding levels needed to meet the goals established during this process.

### I.1.3 CONCLUSION/RECOMMENDATIONS

Through extensive study, surveys, and meetings, the conclusions/ recommendations raised by this process are the following:

1. Over the past 8 years, due to declining State Capital Funding expenditures for buildings maintenance and operations, the District has had to self-fund large portions of the cost of renovating and maintaining TUSD buildings – totaling more than \$116 Million;
2. TUSD community members, staff and students support the idea of funding Capital Improvements through the issuance of a bond and most support that bond amount to be at least \$240 Million or more. Most want a balanced allocation between repairs and improvements. Depending on the bond amount (if it is lower), a higher proportion may need to be allocated for repairs. Almost 70% of respondents felt that Proposition 123 would not be sufficient to handle repairs;
3. The top priorities for funding are:
  - Repairs
  - Key Facility Improvements to Enhance Learning
  - Technology
  - School Renovations for 21st Century Learning and Optimum School Size
  - Support Expansions of Successful Programs
  - Reduce the Number of Active Portable Classrooms
  - Transportation
4. Total needs identified by this FMP are \$509 Million;
5. Potential funding sources include a general obligation bond, sale of surplus real estate, and leveraging bond funding. Assessed valuation for the district is estimated at \$477 Million.
6. Due to the scope of the District’s needs, it is recommended that the Governing Board call to question a General Obligation Bond to be utilized for the Capital Funding Priorities identified herein.

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#### **I.1.4 BENEFITS OF BOND ISSUANCE**

The following are benefits of a TUSD General Obligation Bond:

- Every facility will receive a portion of the Capital Funding for much needed repairs and upgrades;
- Student-learning environments will benefit from safer and updated facilities;
- Teachers and staff will benefit from safer and updated working environments;
- Community and Businesses will benefit from schools that are safe, modern and more energy efficient.

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#### **I.1.5 ACRONYMS/ DEFINITIONS**

**Building Efficiency** – The ratio of total building area divided by usable area

**Capacity**- The amount of occupants possible in a space

**ES**- Elementary School

**FCI**- Facility Condition Index (the ratio of needed repairs to current replacement value)

**FMP** – Facilities Master Plan