



West Ada

SCHOOL DISTRICT

Facility Plan Presentation

- Marci Horner, Planning and Development Administrator
- Jonathan Gillen, Chief of Operations



Agenda

- Facility Analysis
 - Regional Analysis
 - School Level Analysis
- Identified Need
- School Site Plans
- Timeline
- Bond Planning



Facility Analysis

What are the anticipated needs of the district?



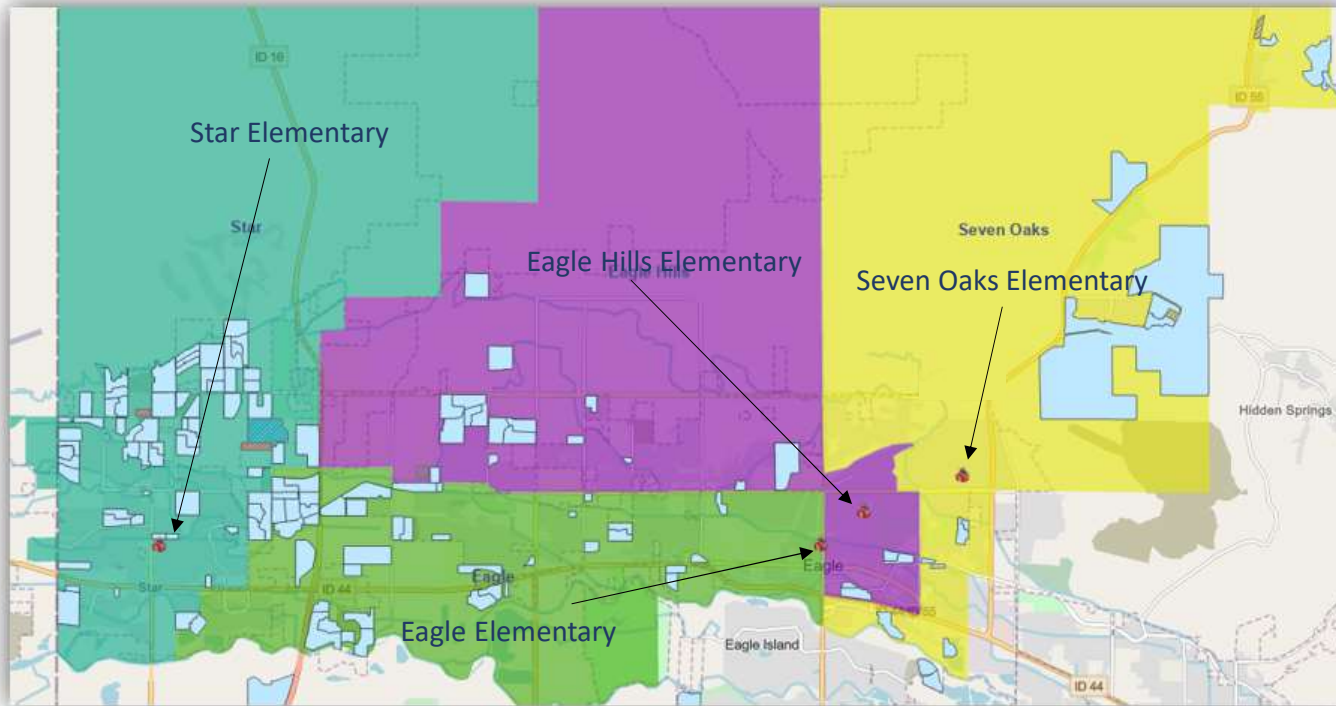
Regional Analysis

The following analysis is presented by regions identified by school attendance areas. The maps and charts show the subject areas with calculations of the number of students and estimates of the number of schools that might need to be built over the next ten years as the approved housing projects are completed.

The tables that follow will show the number of dwelling units and projected students in regional attendance areas, broken down by expected year of completion. This data alerts the District to the impact of the growth in the area and reinforces the need for a new facility, after mitigating measures have been utilized.



What you will see in the following slides



Explanation:

Attendance areas depicted by color

- Star Elementary – Aqua
- Eagle Hills Elementary – Purple
- Eagle Elementary – Green
- Seven Oaks Elementary – Yellow

School locations

Future Developments – Light Blue

Future School Sites



Elementary Schools

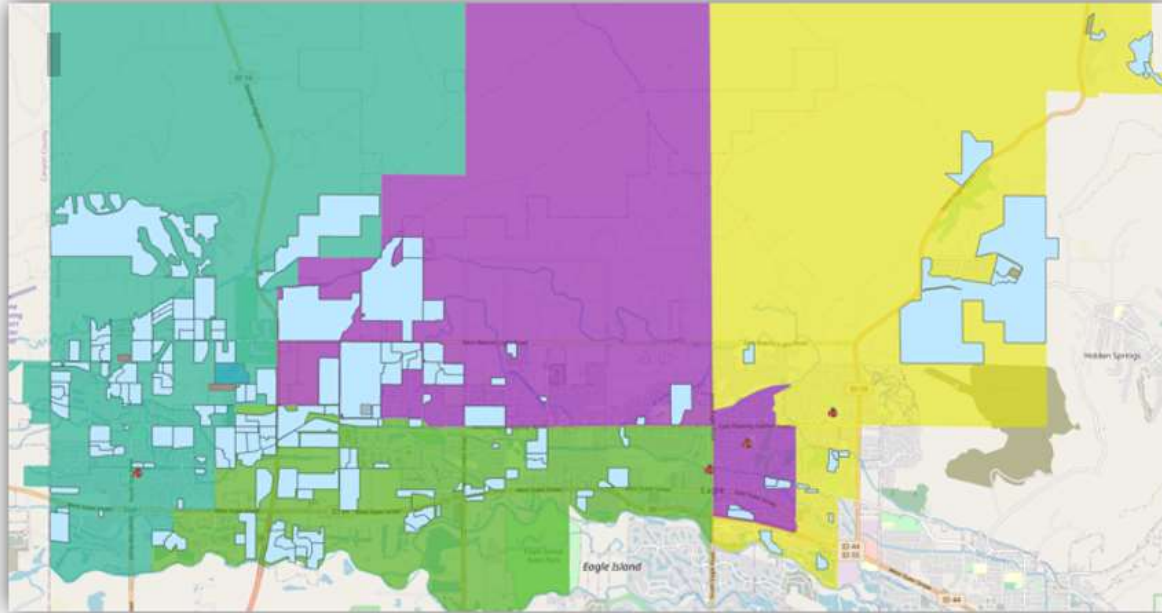


North Region

Elementary



North Region



Residential Development Growth
Elementary Student Generation Rate
for North Region:
Single Family = .14
Multi Family = .07

Attendance Areas:
Elementary - Star, Eagle, Eagle Hills, Seven Oaks

Future School Site

- Elementary
- High
- Middle

Status	Timeline	SF lots	MF lots	Total students	Elem Students	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Pend	4-10 yrs.	1863	0	734	248				41	41	41	41	41	41
PP	3-7 yrs.	5380	280	2472	765			191	191	191	191			
FP	2-4 yrs.	1891	114	806	275		92	92	92					
Dev.	1-3 yrs.	1473	220	661	205	68	68	68						
Total		10,607	614	4672	1493	68	160	351	324	233	233	41	41	41

*As of Jan 2022



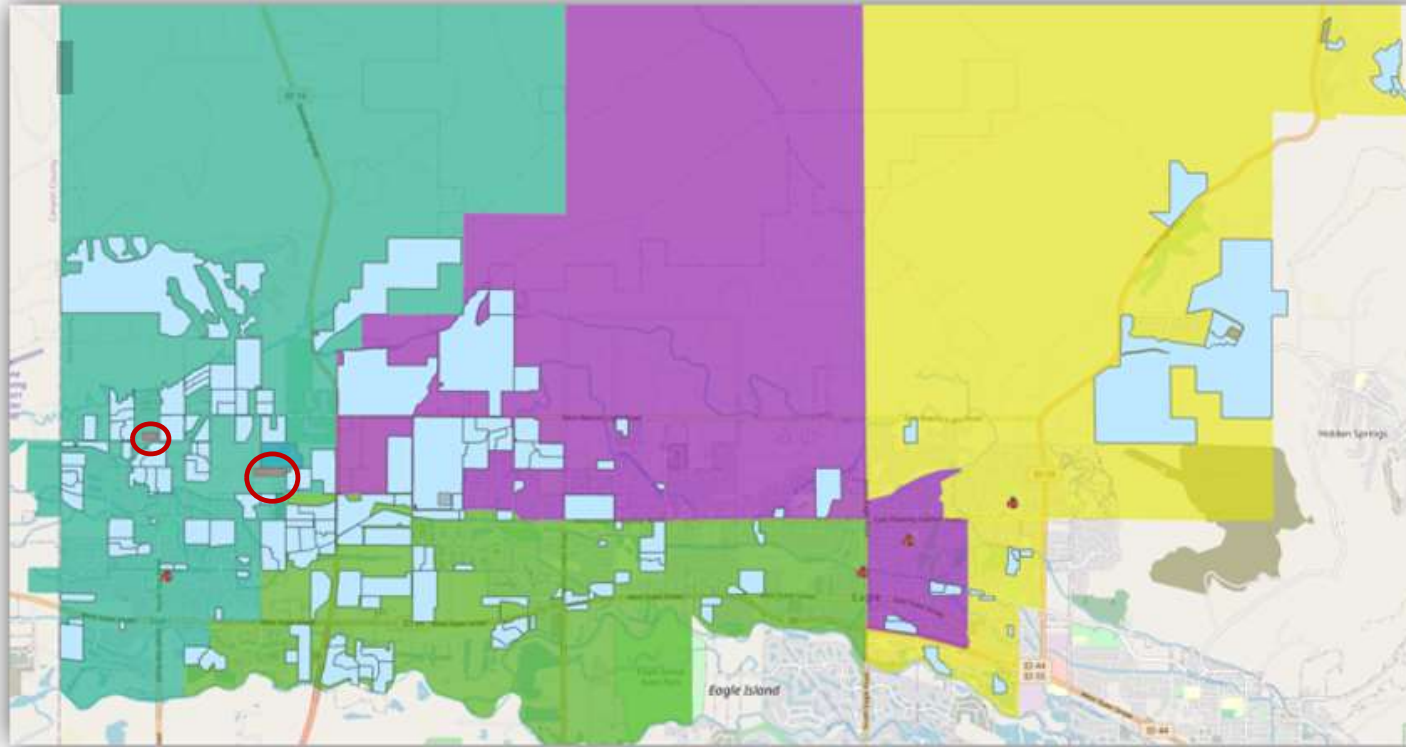
North Region

This analysis is based on the individual attendance area elementary school student generation rates to provide better estimation of projected future elementary school students.

Elementary Attendance Area	Approved and Pending SF lots	SF SGR per attendance area	Approved and Pending MF lots	MF SGR per attendance area	Future Elementary Students
STAR	3361	0.16	37	0.07	540
EAGLE	2722	0.11	280	0.05	313
EAGLE HILLS	2496	0.14	220	0.10	371
SEVEN OAKS	2028	0.13	77	0.05	267
Total :	10,607		614		1493
Available Capacity (including portables):					648
Schools Needed:					1.21
School Sites owned:					2

*Available Capacity takes program capacity at Galileo into consideration.

North Region



Future School Site

- Elementary
- High
- Middle

*Projected student numbers are projection over a span of 10 years.

Star Elementary

Enrollment: 652
Capacity: 650
Projected students: 540
Currently at capacity

Eagle Elementary

Enrollment: 312
Capacity: 500
Projected students: 313
Estimated to reach full capacity in 3 years

Eagle Hills Elementary

Enrollment: 418
Capacity: 500
Projected students: 371
Estimated to reach full capacity in 6 years

Seven Oaks Elementary

Enrollment: 546
Capacity: 675
Projected students: 267
Estimated to reach full capacity in 3 years

School sites owned: 2

West Region

Elementary






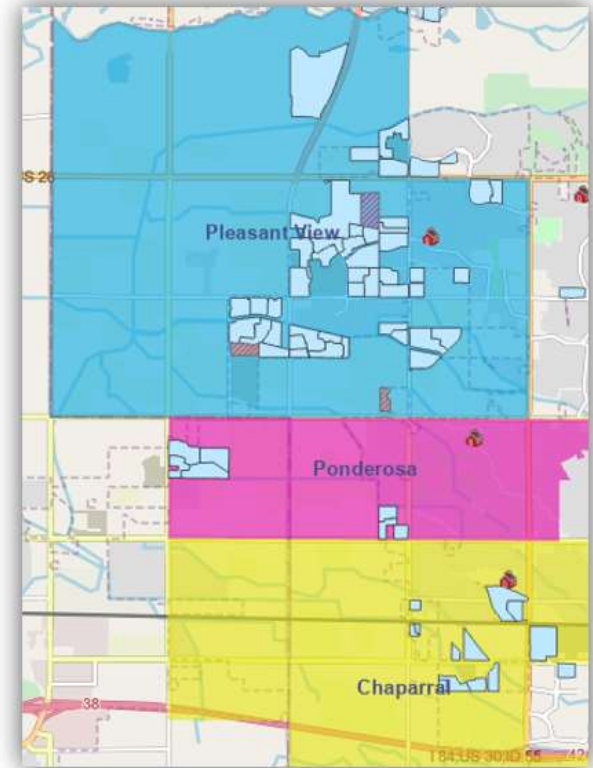
West Region

Residential Development Growth
Elementary Student Generation Rate
for West Region:
Single Family = .18
Multi Family = .10

Attendance Areas: Pleasant View, Ponderosa, Chaparral

Future School Site

-  Elementary
-  High
-  Middle



Status	Timeline	SF lots	MF lots	Total students	Elem Students	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Pend	4-10 yrs.	1179	1617	729	363				61	61	61	61	61	61
PP	3-7 yrs.	1486	630	702	344			86	86	86	86			
FP	2-4 yrs.	1028	119	457	222		74	74	74					
Dev.	1-3 yrs.	1307	345	597	290	97	97	97						
Total		5000	2711	2484	1219	97	171	257	221	147	147	61	61	61

*As of Jan 2022



West Region

This analysis is based on the individual attendance area elementary school student generation rates to provide better estimation of projected future elementary school students.

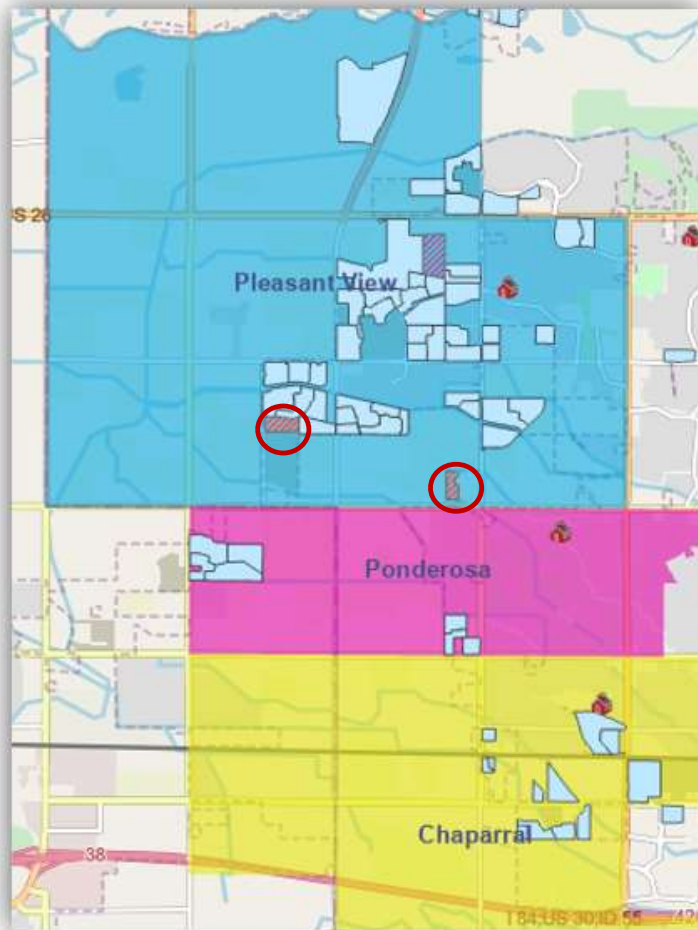
Elementary Attendance Area	Approved and Pending SF lots	SF SGR per attendance area	Approved and Pending MF lots	MF SGR per attendance area	Future Elementary Students
PLEASANT VIEW	4201	0.22	534	0.1	978
PONDEROSA	363	0.15	0	0.15	54
CHAPARRAL	436	0.18	2177	0.05	187
Total	5000		2711		1219
Available Capacity (including portables):					495
Schools Needed:					1.03
School Sites owned:					2

*Additional capacity is available at:

Barbara Morgan Elementary (Enrollment 502, Emergency Capacity 725)

Chief Joseph Elementary (Enrollment 412, Emergency Capacity 600)

West Region



Pleasant View Elementary

Enrollment: 583
Capacity: 650
Projected students: 978
Estimated to reach full capacity in 2 years

Ponderosa Elementary

Enrollment: 471
Capacity: 700
Projected students: 54

Chaparral Elementary

Enrollment: 551
Capacity: 700
Projected students: 187
Estimated to reach full capacity in 4 years

School sites owned: 2

*Projected student numbers are projection over a span of 10 years.

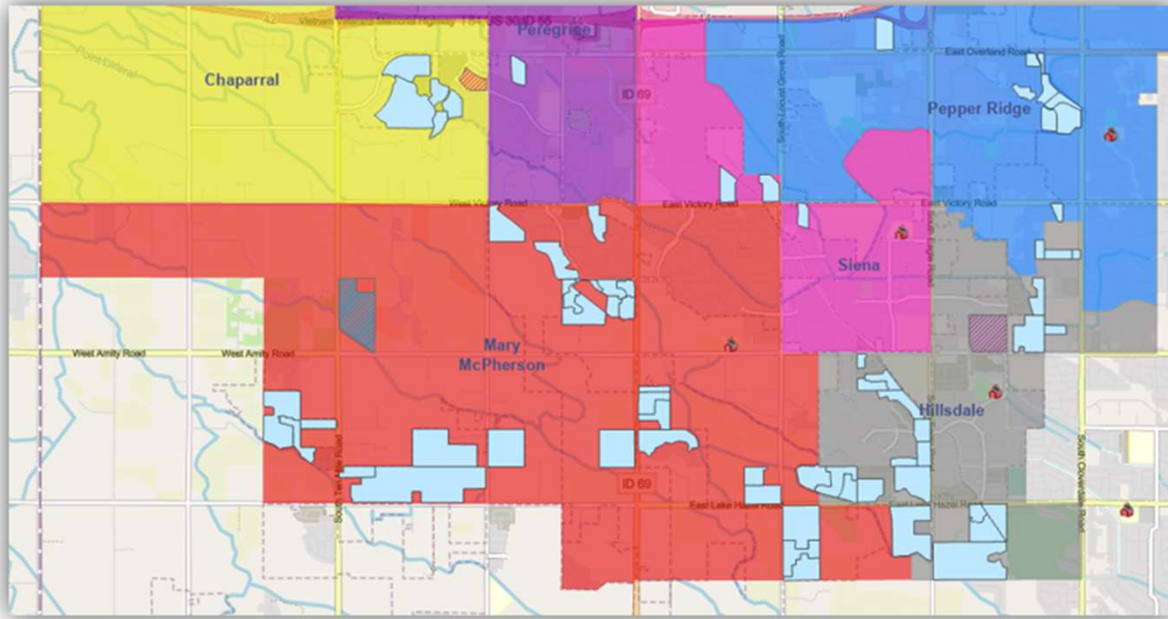


South Region

Elementary



South Region



Residential Development Growth
Elementary Student Generation Rate
for South Region:
Single Family = .21
Multi Family = .09

Attendance Areas:

Elementary – Mary McPherson, Pepper Ridge, Sierra, Hillsdale,
southern portions of Chaparral and Peregrine

Future School Site

- Elementary
- High
- Middle

Status	Timeline	SF lots	MF lots	Total students	Elem Students	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Pend	4-10 yrs.	525	180	275	134				22	22	22	22	22	22
PP	3-7 yrs.	2619	386	1294	615			154	154	154	154			
FP	2-4 yrs.	1256	0	566	284		95	95	95					
Dev.	1-3 yrs.	958	476	440	234	78	78	78						
Total		5358	1042	2575	1267	78	173	326	271	176	176	22	22	22

*As of Jan 2022



South Region

This analysis is based on the individual attendance area elementary school student generation rates to provide better estimation of projected future elementary school students.

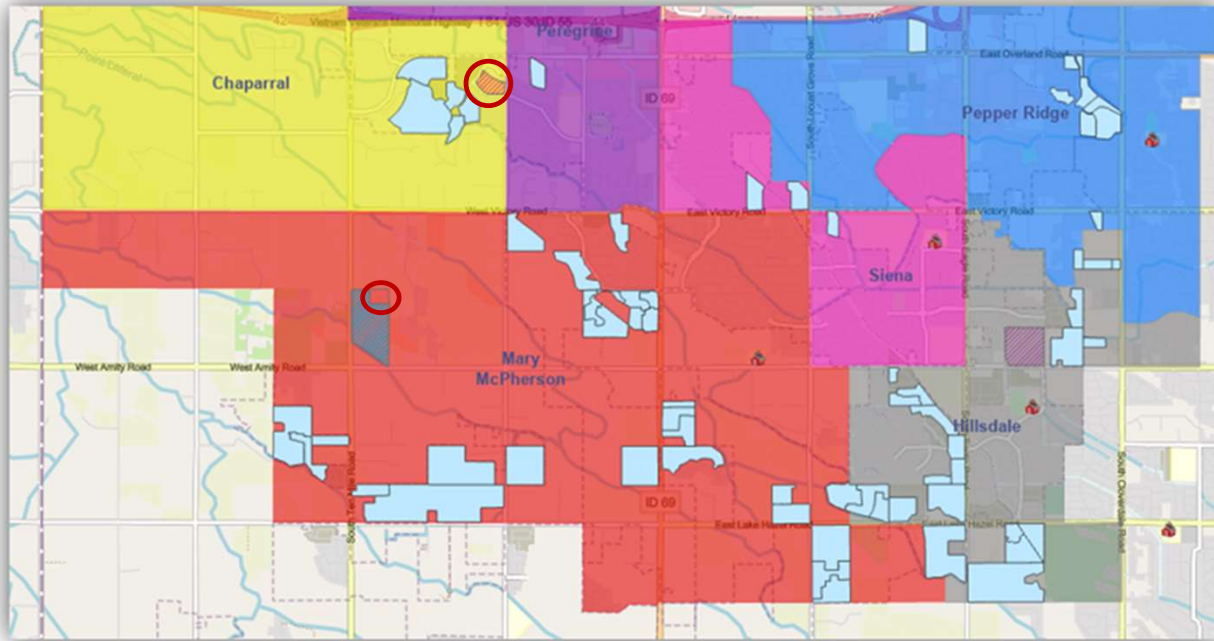
Elementary Attendance Area	Approved and Pending SF lots	SF SGR per attendance area	Approved and Pending MF lots	MF SGR per attendance area	Future Elementary Students
MARY McPHERSON	2980	0.22	26	0.09	658
PEPPER RIDGE	313	0.15	360	0.07	72
SIENA	73	0.20	0	0.07	15
HILLSDALE	1604	0.26	16	0.09	418
Chaparral (south)	335	0.18	640	0.05	92
Peregrine (south)	53	0.22	0	0.16	12
Total	5358		1042		1267
Available Capacity (including portables):					616
Schools Needed:					0.93
School Sites owned:					2

*Available Capacity takes Christine Donnell and Spalding into consideration. However, it does not take into consideration capacity at Chaparral and Peregrine. Additional capacity is available at:

Christine Donnell Elementary (Enrollment 489, Emergency Capacity 600)

Spalding Elementary (Enrollment 657, Emergency Capacity 750)

South Region



Future School Site

- Elementary
- High
- Middle

*Projected student numbers are projection over a span of 10 years.

*As of Jan 2022

Hillsdale Elementary
Enrollment: 657
Capacity: 700
Projected students: 418
Estimated to reach full capacity in 2 years

Mary McPherson Elementary
Enrollment: 449
Capacity: 675
Projected students: 658
Estimated to reach full capacity in 3 years

Pepper Ridge Elementary
Enrollment: 550
Capacity: 675
Projected students: 72

Siena Elementary
Enrollment: 678
Capacity: 750
Projected students: 14

School sites owned: 2

Southeast Region

Elementary



Southeast Region



Residential Development Growth
Elementary Student Generation Rate
for Southeast Region:
Single Family = .18
Multi Family = .21

Attendance Areas:

Elementary – Lake Hazel, Desert Sage, Silver Sage

Status	Timeline	SF lots	MF lots	Total students	Elem Students	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Pend	4-10 yrs.	0	22	10	5				1	1	1	1	1	1
PP	3-7 yrs.	119	0	43	20			5	5	5	5			
FP	2-4 yrs.	0	0	0	0		0	0	0					
Dev.	1-3 yrs.	359	0	138	61	20	20	20						
Total		478	22	191	85	20	20	25	6	6	6	1	1	1

*As of Jan 2022

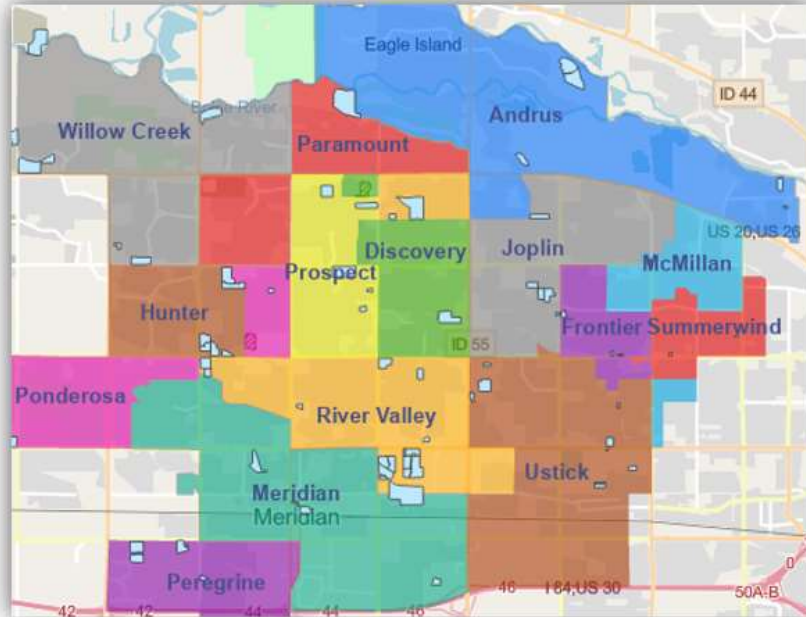


East Region

Elementary



East Region



Residential Development Growth
Elementary Student Generation Rate
for East Region:
Single Family = .18
Multi Family = .21

Attendance Areas:

Elementary – Andrus, Willow Creek, Paramount, Hunter, Prospect, Discovery, Joplin, McMillan, Frontier, Summerwind, River Valley, Ustick, Meridian, Peregrine

Status	Timeline	SF lots	MF lots	Total students	Elem Students	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Pend	4-10 yrs.	1370	2749	1307	610				19	19	19	19	19	19
PP	3-7 yrs.	205	657	253	150			38	38	38	38			
FP	2-4 yrs.	255	1238	472	219		73	73	73					
Dev.	1-3 yrs.	718	38	324	126	42	42	42						
Total		1370	2749	1307	610	42	115	152	130	57	57	19	19	19

*As of Jan 2022



East Region

Elementary Attendance Area	Approved and Pending SF lots	SF SGR per attendance area	Approved and Pending MF lots	MF SGR per attendance area	Future Elementary Students	Available seats
ANDRUS	111	0.11	108	0.05	18	160
WILLOW CREEK	111	0.19	195	0.23	66	79
PARAMOUNT	58	0.24	0	0.1	14	203
HUNTER	92	0.25	16	0.15	25	128
PROSPECT	162	0.22	0	0.1	36	158
DISCOVERY	66	0.18	0	0.31	12	150
JOPLIN	46	0.19	132	0.04	14	179
MCMILLAN	0	0.15	22	0.45	10	267
FRONTIER	26	0.16	0	0.45	4	275
SUMMERWIND	5	0.14	12	0.45	6	139
RIVER VALLEY	495	0.15	630	0.14	162	247
USTICK	44	0.15	855	0.11	101	148
MERIDIAN	93	0.14	505	0.16	94	162
PEREGRINE	61	0.22	238	0.16	52	155
TOTAL	1370		2713		613	2450

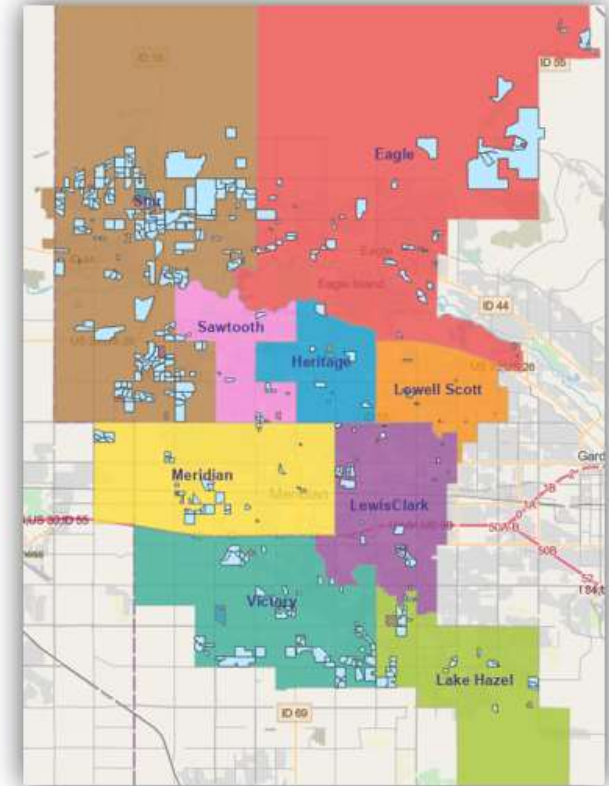
Middle School



Middle School Analysis

Residential Development Growth

Future School Site



Status	Timeline	SF lots	MF lots	Total students	Total MS Students	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Pend	4-10 yrs.	4190	2610	2337	529				88	88	88	88	88	88
PP	3-7 yrs.	9404	1938	4217	1063			266	266	266	266			
FP	2-4 yrs.	3681	1471	1930	463		154	154	154					
Dev.	1-3 yrs.	5829	1079	2686	646	215	215	215						
Total		23104	7098	11170	2702	215	370	636	508	354	354	88	88	88

*As of Jan 2022

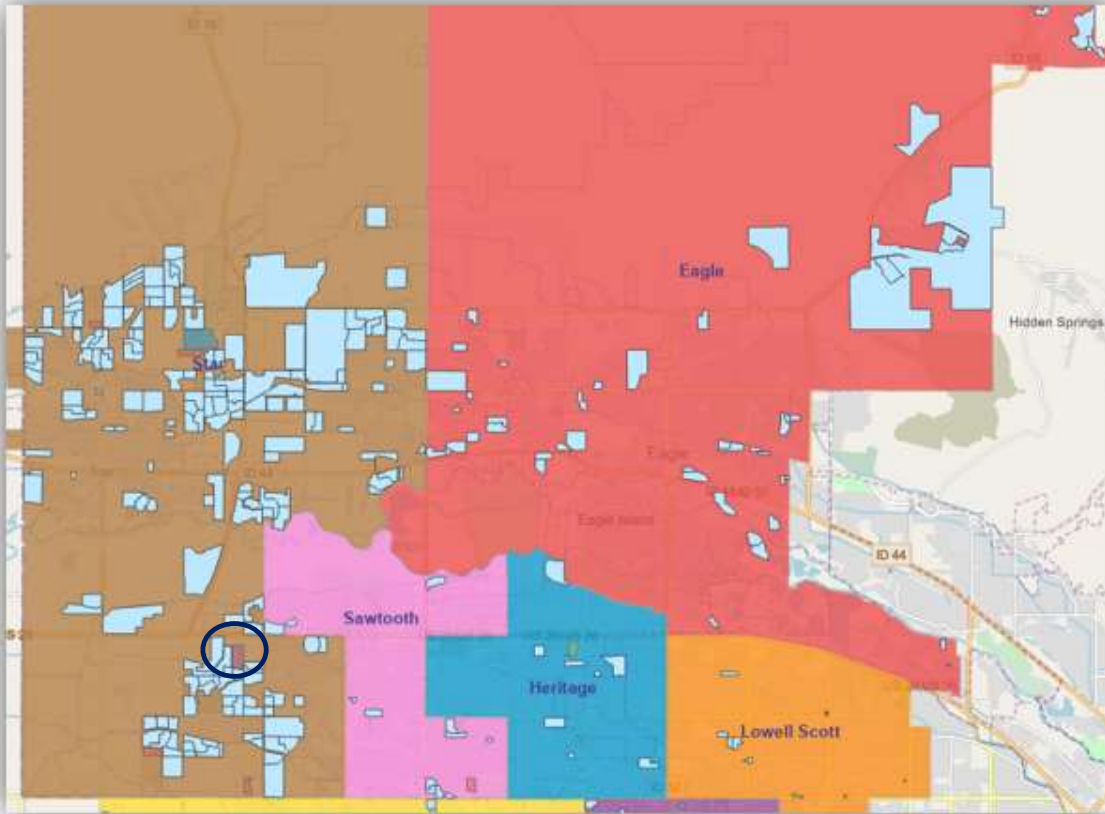


Middle School Analysis

This analysis is based on the individual attendance area middle school student generation rates to provide better estimation of projected future middle school students.

Middle School Attendance Area	Approved and Pending SF lots	Middle School single family SGR per attendance area	Approved and Pending MF lots	Middle School multi family SGR per attendance area	Future Middle School Students
STAR	12,044	0.1	791	0.03	1228
EAGLE	3172	0.08	465	0.03	268
SAWTOOTH	344	0.16	247	0.1	80
HERITAGE	337	0.14	0	0.14	47
LOWELL SCOTT	77	0.09	144	0.07	17
MERIDIAN	928	0.08	2956	0.04	192
LEWIS & CLARK	773	0.1	1791	0.05	167
VICTORY	4079	0.13	666	0.3	550
LAKE HAZEL	1350	0.11	3.8	0.11	153
Total	23,104		7,098		2,702

Middle Schools - North



*As of Jan 2022

School site owned: 1

Star Middle School

Enrollment: 846
Capacity: 1000
Projected students: 1228

Eagle Middle School

Enrollment: 878
Capacity: 1000
Projected students: 268

Sawtooth Middle School

Enrollment: 928
Capacity: 1000
Projected students: 80

Heritage Middle School

Enrollment: 1045
Capacity: 1000
Projected students: 47

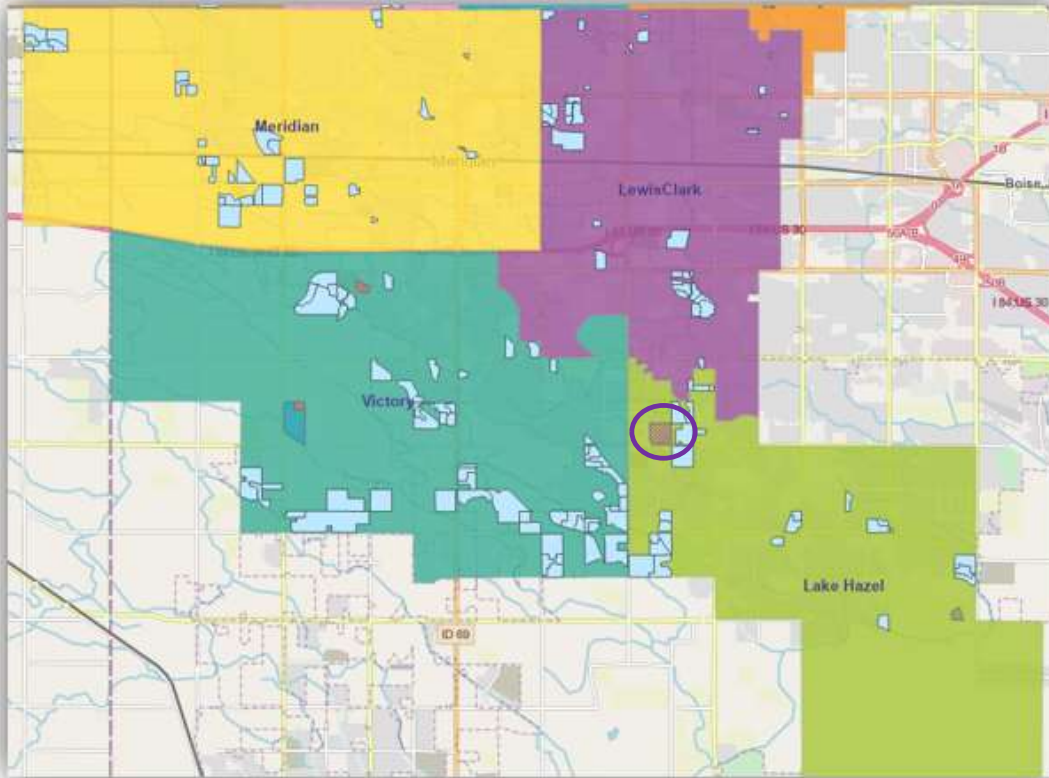
Lowell Scott Middle School

Enrollment: 826
Capacity: 1000
Projected students: 17

*Projected student numbers are projection over a span of 10 years.



Middle School - South



Meridian Middle School

Enrollment: 878

Capacity: 1250

Projected students: 192

Lewis & Clark Middle School

Enrollment: 881

Capacity: 1000

Projected students: 167

Victory Middle School

Enrollment: 992

Capacity: 1000

Projected students: 550

Lake Hazel Middle School

Enrollment: 1052

Capacity: 1000

Projected students: 153

School site owned: 1

*As of Jan 2022



Middle School Analysis

Star Middle School Attendance Area

Enrollment Change

Status	Timeline	SF lots	MF lots	Total students	Total MS Students	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Pend	4-10 yrs.	2999	513	1194	315				53	53	53	53	53	53
PP	3-7 yrs.	4393	14	1637	440			110	110	110	110			
FP	2-4 yrs.	1767	44	664	178		59	59	59					
Dev.	1-3 yrs.	2885	220	1107	295	98	98	98						
Total		12044	791	4601	1228	98	158	268	222	162	162	53	53	53

SY 21-22 = 23 ▲

Victory Middle School Attendance Area

Status	Timeline	SF lots	MF lots	Total students	Total MS Students	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Pend	4-10 yrs.	304	164	179	44				7	7	7	7	7	7
PP	3-7 yrs.	2056	26	1089	268			67	67	67	67			
FP	2-4 yrs.	961	0	508	125		42	42	42					
Dev.	1-3 yrs.	758	476	453	113	38	38	38						
Total		4079	666	2228	550	38	79	146	116	74	74	7	7	7

SY 21-22 = -1 ▼

Lake Hazel Middle School Attendance Area

Status	Timeline	SF lots	MF lots	Total students	Total MS Students	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Pend	4-10 yrs.	124	38	73	18				3	3	3	3	3	3
PP	3-7 yrs.	616	0	281	68			17	17	17	17			
FP	2-4 yrs.	205	0	94	23		8	8	8					
Dev.	1-3 yrs.	405	0	185	45	15	15	15						
Total		1350	38	633	153	15	22	39	27	20	20	3	3	3

SY 21-22 = -16 ▼






High School

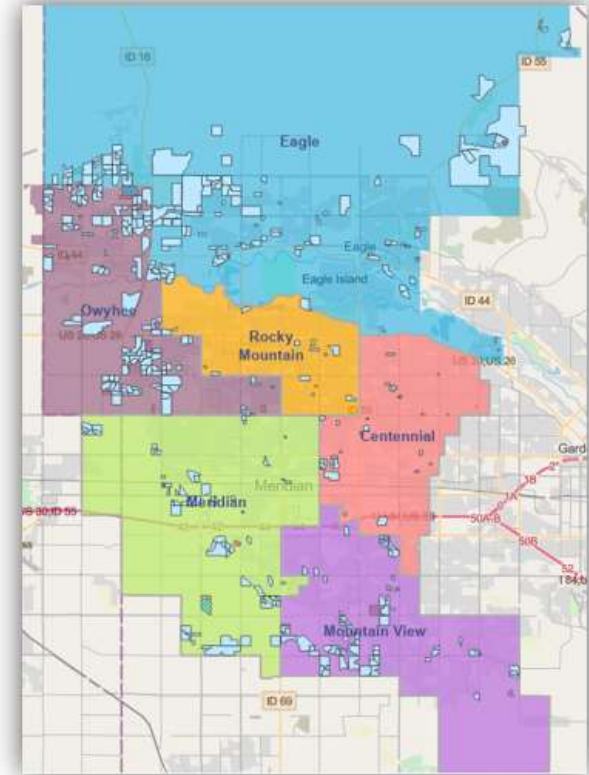


High School Analysis

Residential Development Growth

Future School Site

-  Elementary
-  High
-  Middle



Status	Timeline	SF lots	MF lots	Total students	Total HS Students	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Pend	4-10 yrs.	4190	2610	2337	825				138	138	138	138	138	138
PP	3-7 yrs.	9404	1938	4217	1480			370	370	370	370			
FP	2-4 yrs.	3681	1471	1930	654		218	218	218					
Dev.	1-3 yrs.	5829	1079	2686	946	315	315	315						
Total		23104	7098	11170	3905	315	533	903	726	507	507	138	138	138

*As of Jan 2022

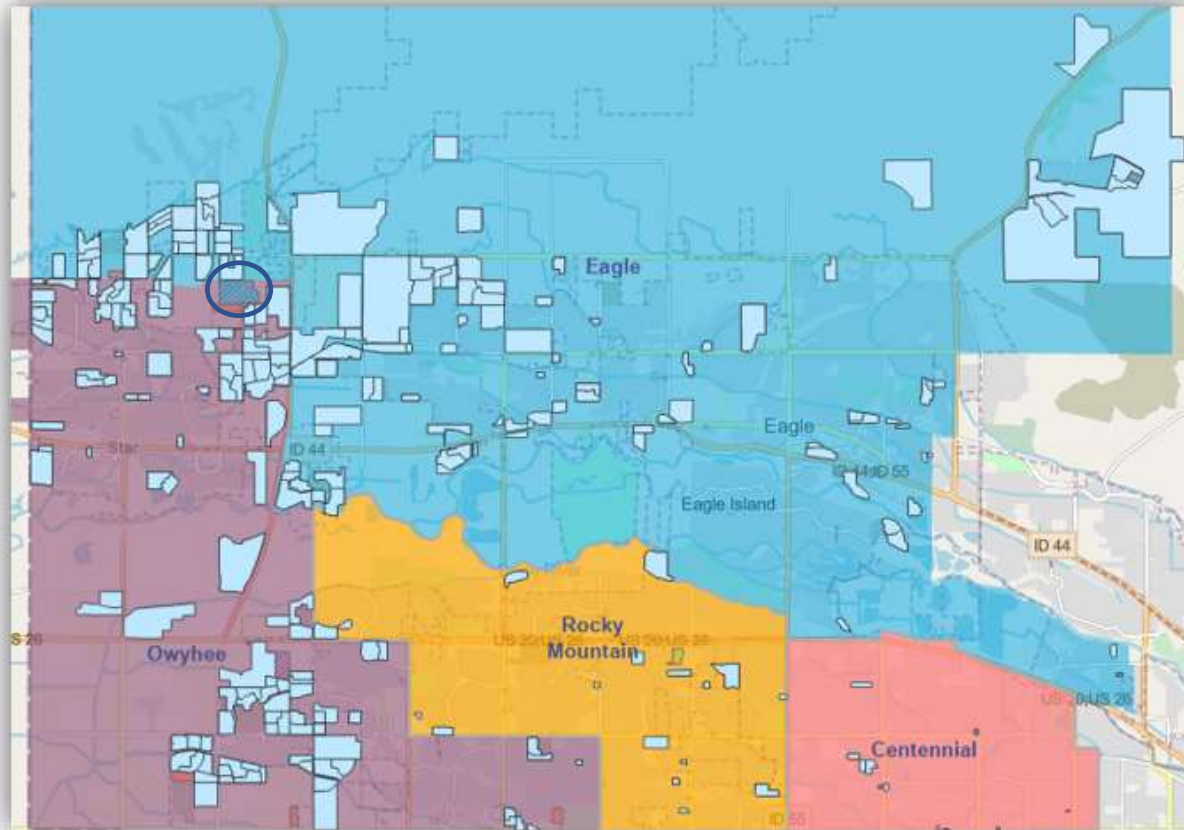


High School Analysis

This analysis is based on the individual attendance area high school student generation rates to provide better estimation of projected future high school students.

High School Attendance Area	Approved and Pending SF lots	High School single family SGR per attendance area	Approved and Pending MF lots	High School multi family SGR per attendance area	Future High School Students
EAGLE	7828	0.13	685	0.05	1052
ROCKY MOUNTAIN	448	0.22	195	0.11	120
OWYHEE	7621	0.17	623	0.19	1414
MERIDIAN	3504	0.13	3622	0.04	600
CENTENNIAL	537	0.13	1575	0.07	180
MOUNTAIN VIEW	3166	0.16	398	0.08	538
Total	23,104		7,098		3,905

High Schools - North



Eagle High School
Enrollment: 1780
Capacity: 1800
Projected students: 1052

Owyhee High School
Enrollment: 1438*
2022 enrollment projection: 1812
Capacity: 1800
Projected students: 1414

Rocky Mountain High School
Enrollment: 1960
2022 enrollment projection: 1861
Capacity: 1800
Projected students: 120

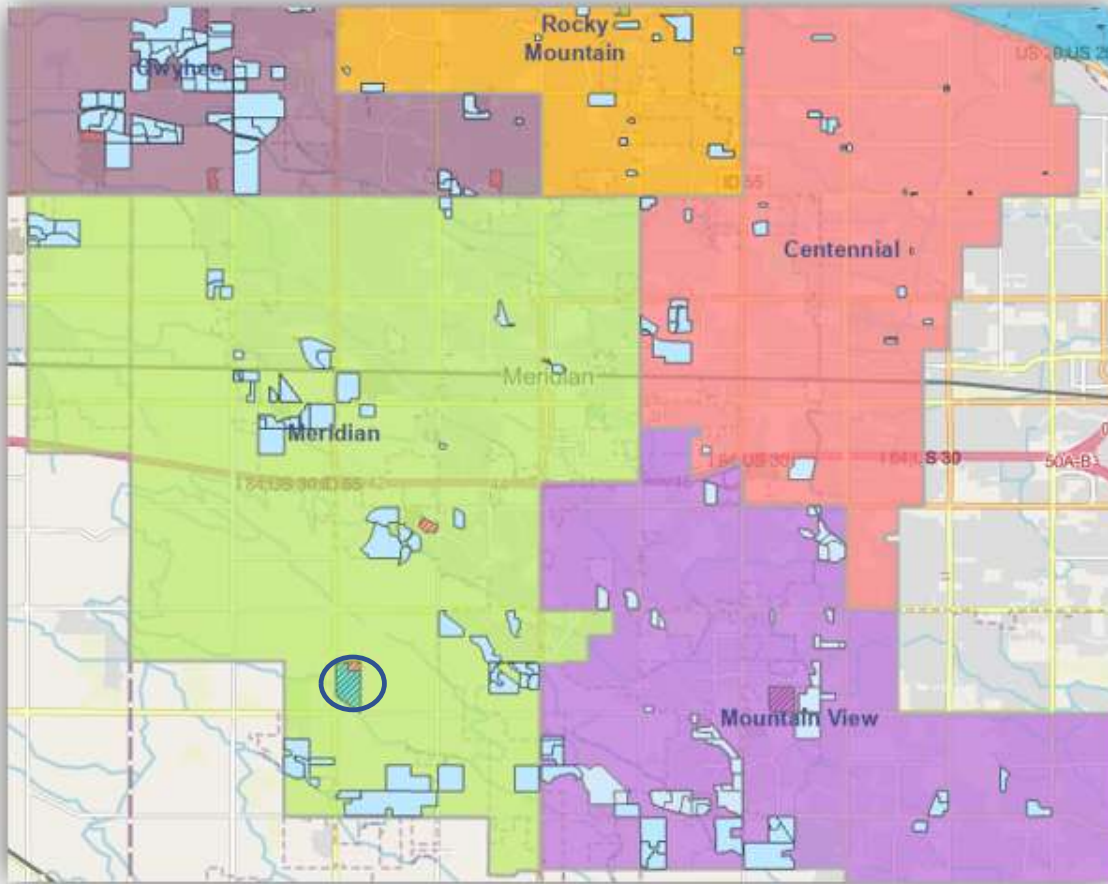
School site owned: 1

Future School Site
Elementary
High
Middle



*As of Jan 2022

High Schools - South



Centennial High School
Enrollment: 1899
Capacity: 1900
Projected students: 180

Meridian High School
Enrollment: 1767
Capacity: 2075
Projected students: 600

School site owned: 1

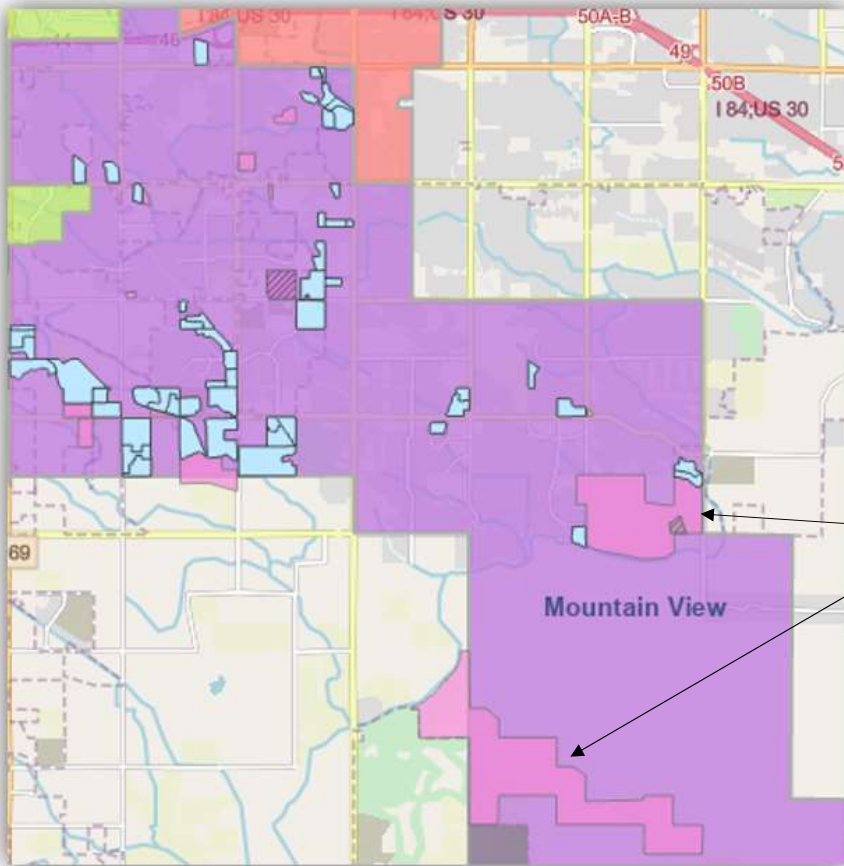
Future School Site

- Elementary
- High
- Middle



*As of Jan 2022

High Schools - South



Mountain View High School
 Enrollment: 2349
 Capacity: 2175
 Projected students: 538
 Additional future students: 607

Future Approved Developments – Light Blue

Future Development being planned – Pink

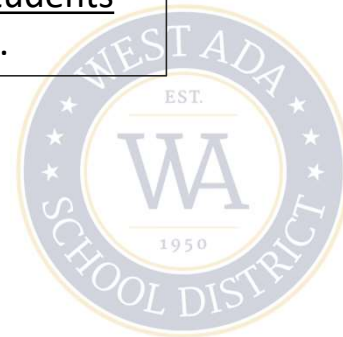
These future developments being planned will bring an additional 3,542 single family homes and 506 multi-family units to the Mountain View attendance area. Applying the current area SGR, we can project another 607 high school students when these developments are completed.

Future School Site

- Elementary
- High
- Middle

School site owned: 0

*As of Jan 2022



Identified Need



Identified Need

Elementary

Region	Schools Needed	Schools Planned	Sites owned
North	1.21	2	2
West	1.03	1	2
South	.93	1	2

Middle School

Region	Schools Needed	Sites owned
North	1	1
South	1	1

High School

Region	Schools Needed	Sites owned
North	1	1
South	1	1



School Site Plans



Elementary Star

- School Location:
New Hope Road and Roseland Way
- Projected Enrollment Capacity: 350



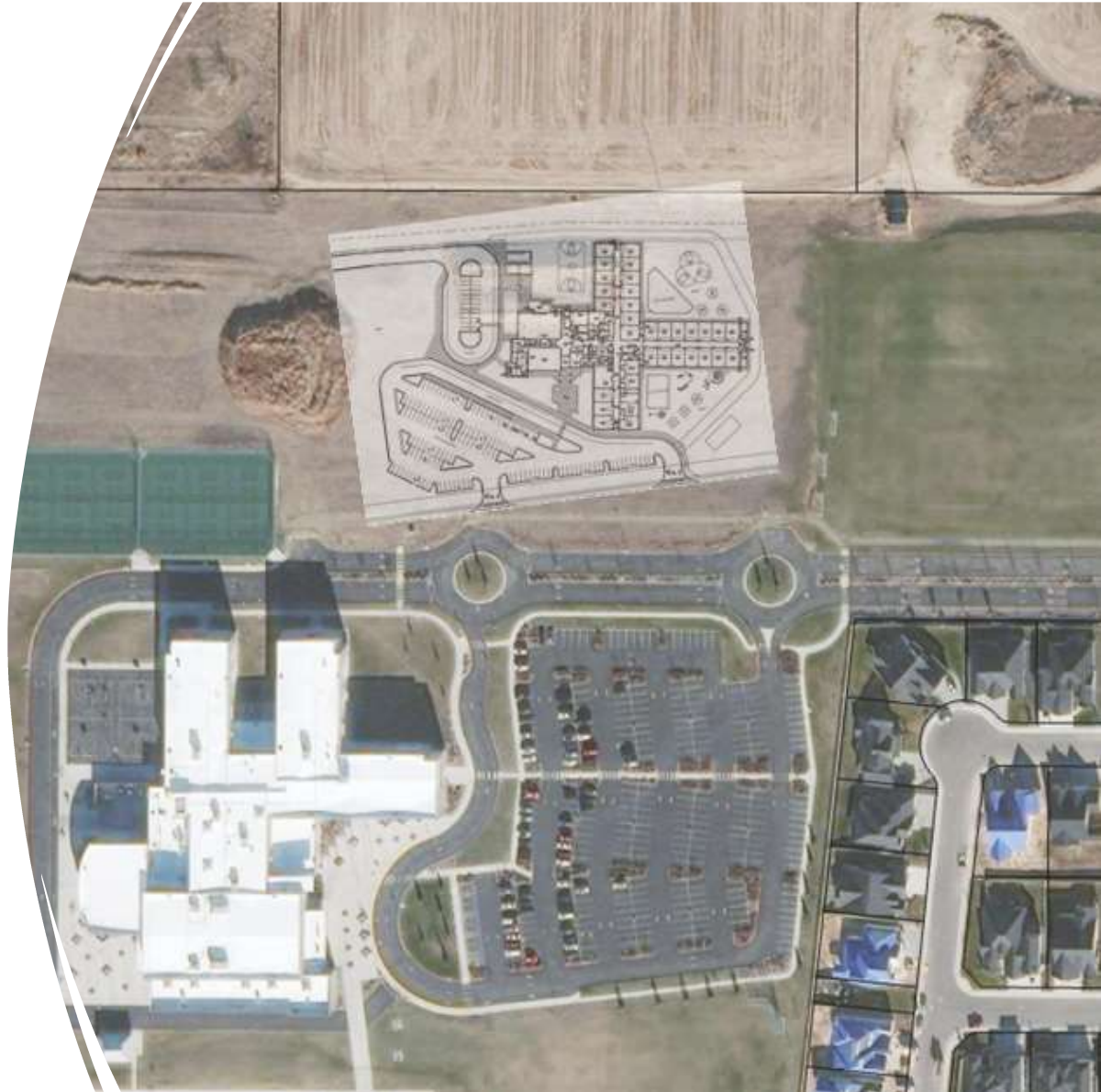
Elementary NW Meridian

- School Location:
Owyhee Storm Ave and Achievement St
- Projected Enrollment Capacity: 750



Elementary Star/West Eagle

- School Location: To Be Determined
Star Elementary Site
Or possible future donated site
- Projected Enrollment
Capacity: 750



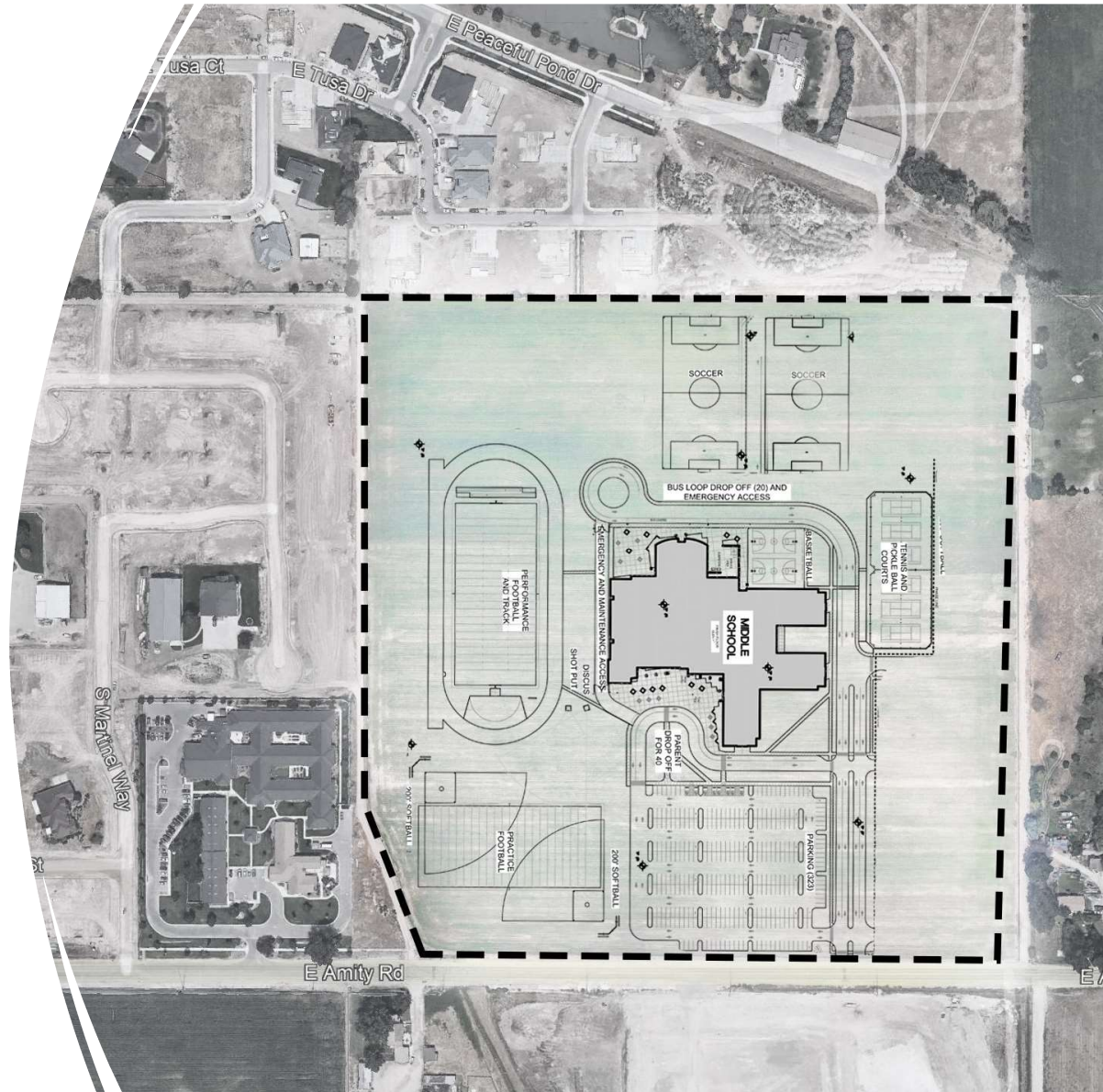
Elementary South Meridian

- Possible School Location:
Linder and American Fork Dr.
- Projected Enrollment Capacity: 750



Middle School South Meridian

- School Location:
Amity Road and Hillsdale Ave
- Projected Enrollment Capacity: 1000



Star High School

- Site location:
Pollard Lane, near Star Middle School
- Projected Enrollment Capacity: 1800



New High School - Star
West Ada School District



CTE Center

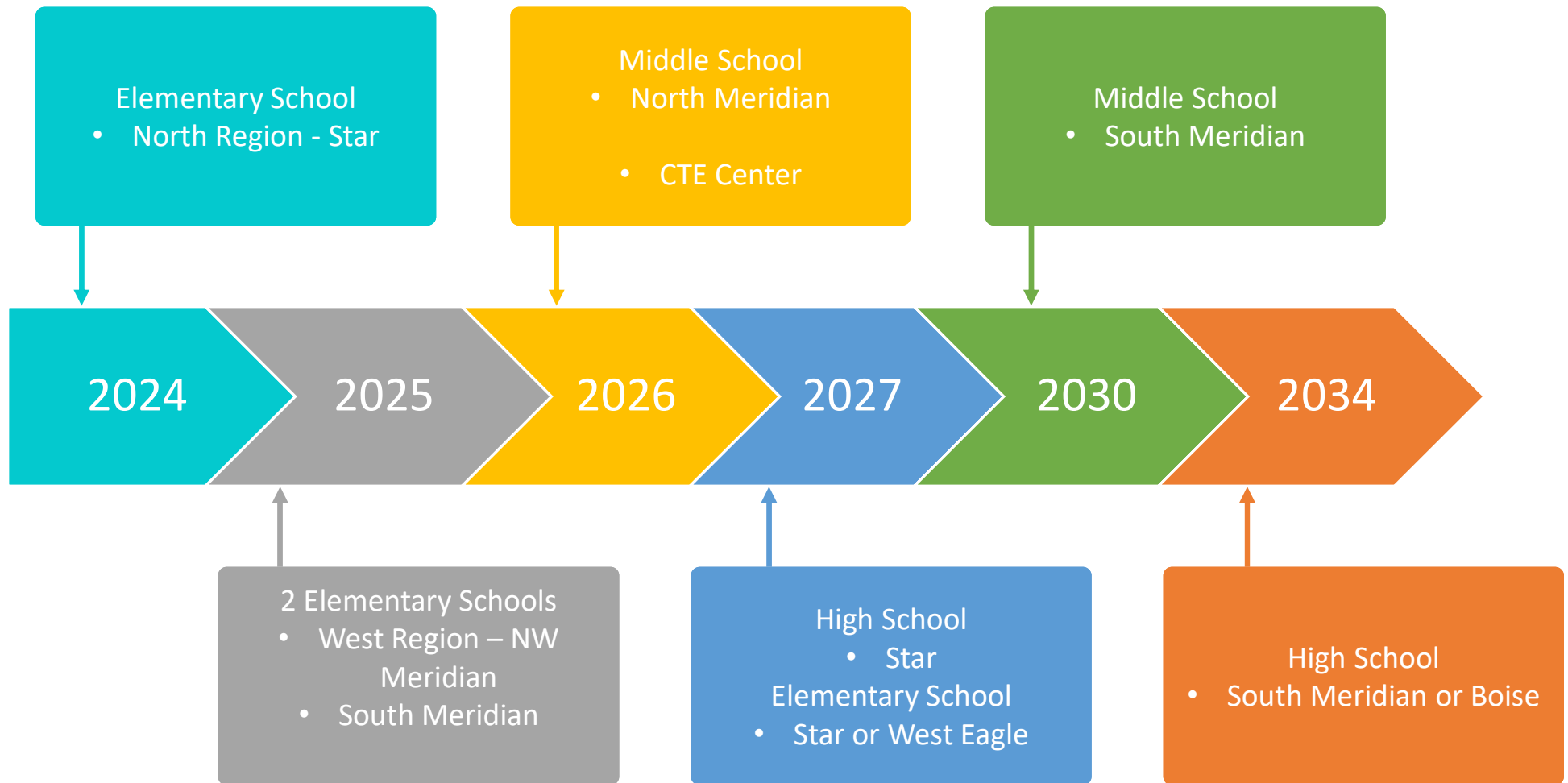


CTE Center Programs

- Welding Pathway
- Automotive, Collision Repair, Diesel Technology Pathway
- Construction Trades Pathway
- Network Support Pathway and Game Design Pathway
- Digital Media Pathway
- Early Childhood Education
- Education Assistant
- High School of Business
- Cosmetology



TENTATIVE TIMELINE

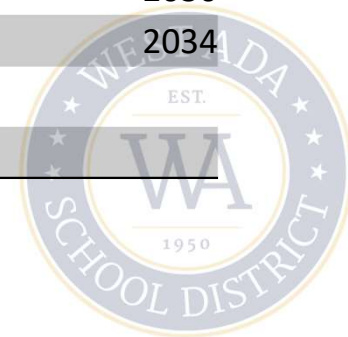


Bond Plan



Projected Ten Year Plan Costs

Project	Current Dollar Amount	Potential Timeline
Elementary School Star	\$ 9,612,500.00	2024
Elementary School (SW Meridian)	\$ 19,225,000.00	2025
Elementary School (NW Meridian)	\$ 20,186,250.00	2025
CTE Center	\$ 10,000,000.00	2026
Middle School North Meridian	\$ 36,000,000.00	2026
Elementary School (W Eagle)	\$ 22,204,875.00	2027
High School	\$ 86,400,000.00	2027
Middle School South Meridian	\$ 36,000,000.00	2030
High School (South Meridian)	\$ 95,040,000.00	2034
Total	\$ 334,668,625.00	



Next Steps

- Bond Committee
- Continue to refine potential facility needs, review fall enrollment and future projections
- Further refine cost projections

