

CENTRAL ARIZONA COLLEGE CAPITAL DEVELOPMENT PLAN

BACKGROUND

The Pinal County Community College District (Central Arizona College) serves the entire area of Pinal County and in addition receives students from portions of adjacent Maricopa, Gila and Pima Counties and other areas, including students from around the world. Central Arizona College was founded in 1969 and operated one campus at Signal Peak until the campus at Aravaipa was opened in 1975 and Superstition Mountain was opened in 1986. The College District also has centers located in Casa Grande and Florence. Demographic growth projections indicate that the county's population is expected to increase by more than four fold, to almost one million residents, in the next 20 years, creating new opportunities for the College District.

The county's rapid growth will challenge the District to provide a comprehensive capital development plan to deal not only with the need for new facilities but further to provide improvements at the existing facilities and the infrastructure to support the educational and operational requirements of the entire District. Funding for the capital development plan can come from a number of sources, including donations and revenue bonds, but will most likely require a general obligation bond vote of the county electorate. The College's Capital Development Master Plan will document the capital needs of the District; provide a funding source for each capital item as well as a master schedule for the District to follow over the next twenty years.

The process used in creating a capital development plan involved community members, staff, and District administration. Each of the steps in the process is outlined below:

- **Kick-Off Meeting** - The goal of the kick-off meeting was for the objectives of the master planning process to be discussed. During this meeting the planning team described the process to be used to establish a detailed capital development plan.
- **Facility Evaluation** – PinnacleOne toured each district facility with key district personnel familiar with existing capital needs. College staff and administrators were interviewed for current and future needs. Capital development needs that required further investigation were reviewed for budgetary purposes.
- **Capital Funding** –The amount of funding per year is critical in determining which capital priorities were scheduled within a given fiscal year. Funding is from three sources, general obligation bonds, revenue bonds and donations. It is desirable to plan the work to keep the District's tax rate to a minimum amount each year.
- **Capital Project Definitions** – Each individual project was documented on a project information form including a project narrative, projected project cost, and

funding source. All projects were estimated using 2004 dollars as the basis for the estimate. Project phases have been identified and the estimates were escalated to match the year of the start of construction.

- **Individual Site Capital Development Plans** – The capital needs were identified for each existing campus or center, or each proposed campus or center and was presented to the College for review. The comments were then incorporated into this plan.
- **Presentations** – Throughout the planning process several presentations were made to the faculty, staff, community committees, and administration.

For the purposes of this report the following definitions are used:

- **Campus:** Campuses offer core community college education programs and a full range of student services. Students will be able to complete degree programs. Starter campuses will contain facilities, such as Administrative space, classrooms, ITV classrooms, student services, library, dining facility, fitness center, and a central plant large enough to support phased build-out. Minimum sized site shall be 80 - 100 acres. The college should consider working with local communities to investigate the joint use of some facilities, such as libraries, lecture halls, fitness centers and community meeting rooms.
As a rule of thumb a population of 45-50,000 people within a 12-15 mile radius of a preferred site can support the first phase of a campus. As the population grows additional phases will need to be built to accommodate the growth. Campuses will probably start at 80,000 to 120,000 square feet in size and may grow to about 400,000 square feet as the population increases.
- **Center:** A center provides a range of classes and programs, but not a full range of student services and no on-site degree completion. A center can be in leased facilities, such as store-front shopping centers, existing K-12 schools or newly constructed space and contains components such as administrative services, regular classrooms, specialty classrooms, ITV and distance learning rooms, and meeting spaces.

A center could be later expanded to a full campus depending on population growth, course offerings and land availability. Centers serve a population of 20,000 to 45,000 people and can be used to support a campus. Sites for newly constructed centers will need to be 10 – 20 acres.

- **Leased Facilities:** Leasing facilities is a low risk, short or long term solution to bringing education to where the population is located, especially in the eastern part of the county where projections indicate less growth potential. Leasing facilities in communities such as Coolidge, Florence, San Tan or others may

provide a short term solution to introducing the local population to CAC until new centers or campuses are developed.

- **Phasing:** This is an approach to designing, constructing and financing facilities based on the demographics of the county and the needs of the college. The Capital Development Plan is a 20 year plan and has been designed using the demographic projections to make decisions as to when facilities should be brought on line. The population growth projections indicate constant growth in certain areas of the county. Phasing in the new facilities by reviewing 5 year demographic projections gives the college an opportunity to meet the growth without overbuilding or over committing bonds. If the growth does not occur as expected then bonds do not need to be sold.

Phase One: Assuming an early 2005 bond election (March or May) the District will be able to sell bonds in July, 2005 for the first phase of the program. Design of the identified projects could start in 2005, with construction beginning in 2006. Renovation projects may be completed in 2006, but new construction projects will open in the fall of 2007. Phase one is funded using a mixture of general obligation bonds and revenue bonds. Significant projects included in the first phase is the acquisition of property and the building of starter campuses located in Maricopa and San Tan, and the start of the build out of the campus at Superstition Mountain. Other projects include renovation work at Aravaipa, Signal Peak and the Casa Grande center.

Phase Two: Based on population growth trends, phase two of the program will need to kick-off in the spring of 2008 beginning with design and ending with the opening of new facilities in the fall of 2010. At this time the District's facility needs will catch up with the population. Key projects in the second phase include acquiring land and building out the first phase of centers in Florence, Coolidge, Eloy and Oracle Junction. Other projects include continuing renovation work at Signal Peak, new construction for residence halls at Signal Peak and the second phase of construction at the Casa Grande center. This phase is funded with a mix of general obligation bonds and revenue bonds.

Phase Three: Phase three of the program is scheduled to start in 2013 with the design of the second phase of the new campuses in Maricopa, San Tan and Superstition Mountain. Demographics indicate a center should be opened in the Red Rock/Picacho area at this time. Since the developer of La Osa (south of Eloy) has withdrawn his application for platting and sold the property, the majority of the proposed development in this area is currently in question, although it is reasonable to assume some configuration of development will take place during the same time frame. Phase three funding is from general obligation bonds.

Phase Four: Starting in 2018 phase four will begin. If the population growth continues to follow the projected pattern all three new campuses, Maricopa, San

Tan and Superstition Mountain, and centers at Florence, Coolidge, Eloy, Oracle Junction and Red Rock/Picacho will need substantial additions. In addition, renovation work at Aravaipa and Signal Peak will become necessary to meet program needs and other capital work. Funding of phase four is a combination of general obligation bonds and revenue bonds.

- **Financing:** A program of this magnitude will require funding from voter approved general obligation bonds. These bonds will be used to fund a large portion of the program; however some of the projects proposed generate revenue for the College. Projects such as student unions, dining facilities, residence halls and performing arts centers can be funded from revenue bonds. For a third source of funding the College should seek donations for land or buildings.

This four phase capital development plan covers the currently known needs of the District for the next 20 years, totals \$491,842,167, of which \$53,688,035 could be financed through revenue bonds and \$438,154,132 financed through general obligation bonds. The program provides renovations and additions at existing campuses and new facilities for two new campuses; new facilities for five centers; replacement of the Superstition Mountain campus; and additions and renovations to the Casa Grande center. The list of projects is shown on the Capital Development Projects worksheet.

- **Master Schedule:** The master schedule reflects an economical and comprehensive approach to completing the capital development needs of the District. Phases are coordinated with the demographic projections in each of the study areas. The master schedule allows adequate time for each of the phases to be completed and facilities opened at the start of a fall term. The development of the schedule assumed a successful bond election before the start of the 2006 fiscal year.
- **Projected Costs:** The projected costs incorporate funding from two sources, revenue bonds and general obligation bonds. All projects were estimated using 2004 cost data. Then projects were escalated, which is a combination of inflation and construction cost variation, to the start of construction. Historically, escalation has run an average of 4% per year. Projected costs include construction, professional services (Architect/Engineer, Project Management), furniture and equipment (where necessary), owner's costs (printing, permits, special inspections, etc) and an owner's contingency. Projected costs for land and Right of Way include land, fees, off-site development, environmental studies and closing costs. It is the desire of the District to receive donations for some or all of the land at each of the new sites.

IMPLEMENTATION APPROACH

Major Projects

- **New sites** – General Obligation Bond Funding and donations have been projected as the funding sources for the purchase of land for new sites for Central Arizona College. The purchase/donation of land is to provide future sites for campuses in the Maricopa and San Tan study areas, and for projected centers located in Florence, Oracle Junction, Coolidge, Eloy and the Red Rock/Picacho study areas. Funds need to be set aside for the purchase of additional property adjacent to the Casa Grande center. The District anticipates some partial or full donations of property for some of the sites. Campuses will require 80 – 100 acres for full build out and stand alone centers will need to be 10 - 20 acres.

The District should consider purchasing or negotiating donations for sites as soon as practical as the available buildable land will soon be removed from inventory. Full or partial donations should be encouraged because the availability of a nearby community college will enhance a developer’s ability to sell houses.

- **Aravaipa Campus (existing)** – This campus serves the eastern part of the county and the “Copper Corridor”, from Superior to Oracle. From a facilities perspective the buildings have been well maintained and are in good condition, but the 30 year old buildings need some upgrading and renovation work, such as improving student spaces, upgrading technology infrastructure, general modernization of the classrooms and labs, and developing a fitness center. The District should consider leasing space in communities along the Copper Corridor to make the programs more accessible to the population.

Renovation of the existing spaces is included in the first phase of program. It is anticipated that general obligation bonds will be the primary source of funding for the renovation work.

- **Signal Peak Campus (existing)** – The Signal Peak campus contains about 350,000 square feet (not including residence halls, but including the new University Center). Many of the buildings are more than 30 years old and, although well maintained, are in need of upgrading and replacement of some basic mechanical systems, like the heating boilers. In addition, student core facilities, such as the library, student union, and dining facilities will require additional space and upgrading. The campus is the only one with residence halls, which need to be upgraded and expanded, as part of the general renovation work.

Phase one of the program will take care of some the most pressing needs, such as upgrading the mechanical systems and renovating spaces to meet the educational plan.

Phase two of the facilities development plan continues the renovation process and adds new residence halls to the campus.

- **Superstition Mountain Campus (existing)** – Located in Apache Junction this campus was originally built as retail/shop space and converted to a college campus. The facility is lower in construction quality and smaller than desirable. For long term purposes the buildings should be replaced. Durrant Architects have prepared a master plan for the site which should be reviewed, revised and implemented. The current population indicates an immediate need for starter campus with phased construction taking place as the growth dictates. Population projections indicate a second phase should come on line in 2015 and a third phase in 2020.
- **Maricopa Campus (new)** – Census figures, new housing starts and projections indicate this area to be one of the fastest growing regions in the county. By 2015 the population projections indicate a community the same size as Casa Grande and Apache Junction (over 90,000 people). The population reaches criteria for a starter campus by fall of 2007. As the population continues to increase the second phase will need to be ready by 2015 and a third phase in 2020.
- **San Tan Campus (new)** – Projections indicate the Johnson Ranch/San Tan area along the Hunt Highway to reach about 115,000 people by 2015 and will be the largest population base in the county. The population reaches criteria for a starter campus by fall of 2007. However, a second phase should be considered to be occupied within 5 years of opening when the population reaches 100,000 in 2013. By 2020 a third phase will need to be constructed to meet the growing demand.
- **Casa Grande Center (existing)** – The current Casa Grande Center is located in a small strip mall at the intersection of two busy streets in Casa Grande. The college currently uses 5,000 square feet of the 17,000 square foot building. This center is used to support the Signal Peak campus and will need to be expanded. Recommend the unused portion of the building be built out for classrooms, ITV rooms, offices and meeting rooms. As the programs and population grows, add additional space for a total 40,000 square foot center. The college currently owns most of two blocks in the area; however additional site purchases will be necessary to meet the expansion.
- **Florence Center (existing)** – The existing Florence Center is located at the State prison in three double wide trailers. The Florence study area census and population projections indicate a current population of 20,000. This would indicate a need for a center to be built in Florence based on the criteria established above. Working with the Department of Corrections should continue in the existing facility.
- **Oracle Center/ Coolidge Center/ Eloy Center (new)** - These three study areas are similar in the respect that the population projections indicate reaching 20,000

people before 2010. Sites for centers should be investigated as soon as practical. Starting with leased store-front spaces will bring the college's classes to these areas.

- **Red Rock/Picacho Center (new)** – Population projections for this area do not reach 20,000 until after 2015. Growth in this area, based on the demographics study, starts in 2010.

Central Arizona College - Bond Feasibility Study Summary by Site

Aravaipa Campus

Project #(s)	Land	Sq Ft	New or Renovation	Projected Cost	Open
	No		Renovation	\$ 3,188,478	Fall 2007
	No		Renovation	\$ 4,427,500	Fall 2020
				<u>\$ 7,615,978</u>	

Signal Peak Campus

Project #(s)	Land	Sq Ft	New or Renovation	Projected Cost	Open
	No		Renovation	\$ 7,686,808	Fall 2007
	No		New	\$ 13,356,185	Fall 2010
	No		Renovation	\$ 3,532,325	Fall 2010
	No		Renovation	\$ 4,427,500	Fall 2020
	No	25,000	New	\$ 9,551,250	Fall 2020
		<u>25,000</u>		<u>\$ 38,554,068</u>	

Superstition Mountain Campus

Project #(s)	Land	Sq Ft	New or Renovation	Projected Cost	Open
	No	120,000	New	\$ 25,663,125	Fall 2007
	No	120,000	New	\$ 36,960,000	Fall 2015
	No	120,000	New	\$ 43,680,000	Fall 2020
		<u>360,000</u>		<u>\$ 106,303,125</u>	

Maricopa Campus

Project #(s)	Land	Sq Ft	New or Renovation	Projected Cost	Open
	\$ 10,000,000	120,000	New	\$ 35,200,000	Fall 2007
		120,000	New	\$ 36,960,000	Fall 2015
		160,000	New	\$ 58,240,000	Fall 2020
		<u>400,000</u>		<u>\$ 130,400,000</u>	

San Tan Campus

Project #(s)	Land	Sq Ft	New or Renovation	Projected Cost	Open
	\$ 10,000,000	120,000	New	\$ 35,200,000	Fall 2007
		180,000	New	\$ 54,145,000	Fall 2015
		120,000	New	\$ 43,680,000	Fall 2020
		<u>420,000</u>		<u>\$ 133,025,000</u>	

Casa Grande Center

Project #(s)	Land	Sq Ft	New or Renovation	Projected Cost	Open
	\$ 1,000,000	17,000	Renovation	\$ 937,115	Fall 2007
		23,000	New	\$ 6,695,375	Fall 2010
		<u>40,000</u>		<u>\$ 7,632,490</u>	

Central Arizona College - Bond Feasibility Study Summary by Site

Florence Center

Project #(s)	Land	Sq Ft	New or Renovation	Projected Cost	Open
	\$ 1,000,000	20,000	New	\$ 5,952,501	Fall 2010
		<u>20,000</u>	New	<u>\$ 7,457,400</u>	Fall 2020
		<u>40,000</u>		<u>\$ 13,409,901</u>	

Coolidge Center

Project #(s)	Land	Sq Ft	New or Renovation	Projected Cost	Open
	\$ 1,000,000	20,000	New	\$ 5,952,501	Fall 2010
		<u>20,000</u>	New	<u>\$ 7,457,400</u>	Fall 2020
		<u>40,000</u>		<u>\$ 13,409,901</u>	

Eloy Center

Project #(s)	Land	Sq Ft	New or Renovation	Projected Cost	Open
	\$ 1,000,000	20,000	New	\$ 5,952,501	Fall 2010
		<u>20,000</u>	New	<u>\$ 7,457,400</u>	Fall 2020
		<u>40,000</u>		<u>\$ 13,409,901</u>	

Oracle Junction Center

Project #(s)	Land	Sq Ft	New or Renovation	Projected Cost	Open
	\$ 1,000,000	20,000	New	\$ 5,952,501	Fall 2010
		<u>20,000</u>	New	<u>\$ 7,457,400</u>	Fall 2020
		<u>40,000</u>		<u>\$ 13,409,901</u>	

Red Rock/Picacho Center

Project #(s)	Land	Sq Ft	New or Renovation	Projected Cost	Open
	\$ 1,000,000	20,000	New	\$ 7,214,500	Fall 2015
		<u>20,000</u>	New	<u>\$ 7,457,400</u>	Fall 2020
		<u>40,000</u>		<u>\$ 14,671,900</u>	

total \$ 491,842,167

Central Arizona College - Feasibility Study Phasing Plan

Phase 1 - Occupancy Fall 2007

Site	Land	Sq Ft	New or Renovation	G.O. Bonds Projected Cost	Revenue Bonds Projected Cost	Total Projected Cost-Phase 1
Aravaipa			Renovation	\$ 3,188,478		\$ 3,188,478
Signal Peak			Renovation	\$ 5,933,208	\$ 1,753,600	\$ 7,686,808
Superstition Mountain		120,000	New	\$ 23,116,125	\$ 2,547,000	\$ 25,663,125
Maricopa	\$ 10,000,000	120,000	New	\$ 32,680,000	\$ 2,520,000	\$ 35,200,000
San Tan	\$ 10,000,000	120,000	New	\$ 32,680,000	\$ 2,520,000	\$ 35,200,000
Casa Grande		17,000	Renovation	\$ 937,115		\$ 937,115
				\$ 98,534,926	\$ 9,340,600	\$ 107,875,526

Phase 2 - Occupancy Fall 2010

Site	Land	Sq Ft	New or Renovation	G.O Bond Projected Cost	Revenue Bond Projected Cost	Total Projected Cost-Phase 2
Signal Peak			New	\$ 1,768,750	\$ 11,587,435	\$ 13,356,185
Signal Peak			Renovation	\$ 3,532,325		\$ 3,532,325
Casa Grande	\$ 1,000,000	23,000	New	\$ 6,695,375		\$ 6,695,375
Florence	\$ 1,000,000	20,000	New	\$ 5,952,501		\$ 5,952,501
Coolidge	\$ 1,000,000	20,000	New	\$ 5,952,501		\$ 5,952,501
Eloy	\$ 1,000,000	20,000	New	\$ 5,952,501		\$ 5,952,501
Oracle Junction	\$ 1,000,000	20,000	New	\$ 5,952,501		\$ 5,952,501
				\$ 35,806,456	\$ 11,587,435	\$ 47,393,891

Phase 3 - Occupancy Fall 2015

Site	Land	Sq Ft	New or Renovation	G.O Bond Projected Cost	Revenue Bond Projected Cost	Total Projected Cost-Phase 3
Superstition Mountain		120,000	New	\$ 36,960,000		\$ 36,960,000
Maricopa		120,000	New	\$ 36,960,000		\$ 36,960,000
San Tan		180,000	New	\$ 54,145,000		\$ 54,145,000
Red Rock/Picacho	\$ 1,000,000	20,000	New	\$ 7,214,500		\$ 7,214,500
				\$ 135,279,500		\$ 135,279,500

Phase 4 - Occupancy Fall 2020

Site	Land	Sq Ft	New or Renovation	G.O Bond Projected Cost	Revenue Bond Projected Cost	Total Projected Cost-Phase 4
Aravaipa			Renovation	\$ 4,427,500		\$ 4,427,500
Signal Peak			Renovation	\$ 4,427,500		\$ 4,427,500
Signal Peak		25,000	New	\$ 9,551,250		\$ 9,551,250
Superstition Mountain		120,000	New	\$ 32,760,000	\$ 10,920,000	\$ 43,680,000
Maricopa		160,000	New	\$ 47,320,000	\$ 10,920,000	\$ 58,240,000
San Tan		120,000	New	\$ 32,760,000	\$ 10,920,000	\$ 43,680,000
Florence		20,000	New	\$ 7,457,400		\$ 7,457,400
Coolidge		20,000	New	\$ 7,457,400		\$ 7,457,400
Eloy		20,000	New	\$ 7,457,400		\$ 7,457,400
Oracle Junction		20,000	New	\$ 7,457,400		\$ 7,457,400
Red Rock/Picacho		20,000	New	\$ 7,457,400		\$ 7,457,400
				\$ 168,533,250	\$ 32,760,000	\$ 201,293,250

Land: \$ 26,000,000 (incl in total)	Total	\$ 438,154,132	\$ 53,688,035	\$ 491,842,167
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**CENTRAL ARIZONA COLLEGE
CAPITAL DEVELOPMENT PROJECTS**

Project Unit	Project Title	Project No.	Architecture/Engineering	Program Management	Land/ROW Off-Sites	General Construction	Furn/Fixtures & Equipment	Special Systems	Owner Costs	Owner Contingency	Total Projected Cost
Aravaipa Campus	Renovate and Upgrade existing interior spaces - Building A	AR001	\$24,694	\$12,347	\$0	\$308,672	\$0	\$0	\$7,717	\$37,041	\$390,470
Aravaipa Campus	Renovate and Upgrade existing interior spaces - Building B	AR002	\$41,213	\$20,606	\$0	\$515,160	\$0	\$0	\$12,879	\$61,819	\$651,677
Aravaipa Campus	Renovate and Upgrade existing interior spaces - Building C	AR003	\$90,481	\$45,240	\$0	\$1,131,008	\$0	\$0	\$28,275	\$135,721	\$1,430,725
Aravaipa Campus	Renovate and Upgrade existing interior spaces - Building E	AR004	\$23,812	\$11,906	\$0	\$297,648	\$0	\$0	\$7,441	\$35,718	\$376,525
Aravaipa Campus	Renovate and Upgrade existing kitchen facilities	AR005	\$10,400	\$5,200	\$0	\$130,000	\$0	\$0	\$3,250	\$15,600	\$164,450
Aravaipa Campus	Renovate and Upgrade existing restrooms - Building D	AR006	\$800	\$400	\$0	\$10,000	\$0	\$0	\$250	\$1,200	\$12,650
Aravaipa Campus	Renovate and Upgrade student dining - Building D	AR007	\$5,936	\$2,968	\$0	\$74,200	\$0	\$0	\$1,855	\$8,904	\$93,863
Aravaipa Campus	Renovate and Upgrade student quiet spaces - Building D	AR008	\$4,308	\$2,154	\$0	\$53,848	\$0	\$0	\$1,346	\$6,462	\$68,118
Aravaipa Campus	Additional Upgrades and Renovation of buildings	AR009	\$280,000	\$140,000	\$0	\$3,500,000	\$0	\$0	\$87,500	\$420,000	\$4,427,500
Signal Peak	Replace hot water and heating boilers	SP001	\$51,200	\$25,600	\$0	\$640,000	\$0	\$0	\$16,000	\$76,800	\$809,600
Signal Peak	Fix or replace Energy Management system	SP002	\$64,896	\$32,448	\$0	\$811,200	\$0	\$0	\$20,280	\$97,344	\$1,026,168
Signal Peak	Renovate and upgrade restrooms throughout the campus	SP003	\$19,200	\$9,600	\$0	\$240,000	\$0	\$0	\$6,000	\$28,800	\$303,600
Signal Peak	Renovate front of the Pence Center - Revenue Bonds	SP004	\$76,000	\$38,000	\$0	\$950,000	\$0	\$0	\$23,750	\$114,000	\$1,201,750
Signal Peak	Renovate quads in residence halls -Revenue Bonds	SP005	\$31,200	\$15,600	\$0	\$390,000	\$58,500	\$0	\$9,750	\$46,800	\$551,850
Signal Peak	Replace heating boilers, pumps and filters for the pool	SP006	\$11,200	\$5,600	\$0	\$140,000	\$0	\$0	\$3,500	\$16,800	\$177,100
Signal Peak	Renovate interior of gym, add fitness center	SP007	\$140,800	\$70,400	\$0	\$1,760,000	\$264,000	\$0	\$44,000	\$211,200	\$2,490,400
Signal Peak	Renovate nursing area of Wakefield building	SP008	\$11,680	\$5,840	\$0	\$146,000	\$21,900	\$0	\$3,650	\$17,520	\$206,590
Signal Peak	Add space to Communications Center in Library	SP009	\$126,400	\$63,200	\$0	\$1,580,000	\$237,000	\$0	\$39,500	\$189,600	\$2,235,700
Signal Peak	Add two units of 60 beds each to Residence Hall- Revenue Bonds	SP010	\$655,120	\$327,560	\$0	\$8,189,000	\$1,228,350	\$0	\$204,725	\$982,680	\$11,587,435
Signal Peak	Renovate Pence Center	SP011	\$52,000	\$26,000	\$0	\$650,000	\$97,500	\$0	\$16,250	\$78,000	\$919,750
Signal Peak	Renovate Student Union-Revenue Bonds	SP012	\$100,000	\$50,000	\$0	\$1,250,000	\$187,500	\$0	\$31,250	\$150,000	\$1,768,750
Signal Peak	Move track and softball field to master planned area	SP013	\$58,000	\$29,000	\$0	\$725,000	\$0	\$0	\$18,125	\$87,000	\$917,125
Signal Peak	Improve exterior lighting on campus	SP014	\$24,000	\$12,000	\$0	\$300,000	\$0	\$0	\$7,500	\$36,000	\$379,500
Signal Peak	Miscellaneous Renovations to campus	SP015	\$280,000	\$140,000	\$0	\$3,500,000	\$0	\$0	\$87,500	\$420,000	\$4,427,500
Signal Peak	Build administration building	SP016	\$540,000	\$270,000	\$0	\$6,750,000	\$1,012,500	\$0	\$168,750	\$810,000	\$9,551,250
Superstition Mtn	Demolition of buildings	SM001	\$26,000	\$13,000	\$0	\$325,000	\$0	\$0	\$8,125	\$39,000	\$411,125
Superstition Mtn	Construct Phase one of master plan	SM002a	\$1,053,000	\$648,000	\$25,000	\$16,200,000	\$2,430,000	\$0	\$405,000	\$1,944,000	\$22,705,000
Superstition Mtn	Construct Phase one of master plan - Revenue Bonds	SM002b	\$144,000	\$72,000	\$0	\$1,800,000	\$270,000	\$0	\$45,000	\$216,000	\$2,547,000
Superstition Mtn	Construct Phase two of master plan	SM003	\$1,716,000	\$1,056,000	\$0	\$26,400,000	\$3,960,000	\$0	\$660,000	\$3,168,000	\$36,960,000
Superstition Mtn	Construct Phase three of master plan	SM004a	\$1,521,000	\$936,000	\$0	\$23,400,000	\$3,510,000	\$0	\$585,000	\$2,808,000	\$32,760,000
Superstition Mtn	Construct Phase three of master plan - Revenue Bonds	SM004b	\$507,000	\$312,000	\$0	\$7,800,000	\$1,170,000	\$0	\$195,000	\$936,000	\$10,920,000
Maricopa	Build Phase One of Maricopa Campus	MA001a	\$1,053,000	\$648,000	\$10,000,000	\$16,200,000	\$2,430,000	\$0	\$405,000	\$1,944,000	\$32,680,000
Maricopa	Build Phase One of Maricopa Campus- Revenue Bonds	MA001b	\$117,000	\$72,000	\$0	\$1,800,000	\$270,000	\$0	\$45,000	\$216,000	\$2,520,000
Maricopa	Build second phase of Maricopa Campus	MA002	\$1,716,000	\$1,056,000	\$0	\$26,400,000	\$3,960,000	\$0	\$660,000	\$3,168,000	\$36,960,000
Maricopa	Build third phase of Maricopa campus	MA003a	\$2,197,000	\$1,352,000	\$0	\$33,800,000	\$5,070,000	\$0	\$845,000	\$4,056,000	\$47,320,000
Maricopa	Build third phase of Maricopa campus -Revenue Bonds	MA003b	\$507,000	\$312,000	\$0	\$7,800,000	\$1,170,000	\$0	\$195,000	\$936,000	\$10,920,000
San Tan	Build Phase One of San Tan Campus	ST001a	\$1,053,000	\$648,000	\$10,000,000	\$16,200,000	\$2,430,000	\$0	\$405,000	\$1,944,000	\$32,680,000
San Tan	Build Phase One of San Tan Campus -Revenue Bonds	ST001b	\$117,000	\$72,000	\$0	\$1,800,000	\$270,000	\$0	\$45,000	\$216,000	\$2,520,000
San Tan	Build second phase of San Tan Campus	ST002	\$2,513,875	\$1,547,000	\$0	\$38,675,000	\$5,801,250	\$0	\$966,875	\$4,641,000	\$54,145,000
San Tan	Build third phase of San Tan campus	ST003a	\$1,521,000	\$936,000	\$0	\$23,400,000	\$3,510,000	\$0	\$585,000	\$2,808,000	\$32,760,000
San Tan	Build third phase of San Tan campus - Revenue Bonds	ST003b	\$507,000	\$312,000	\$0	\$7,800,000	\$1,170,000	\$0	\$195,000	\$936,000	\$10,920,000
Casa Grande	Renovate existing building - Casa Grande	CG001	\$52,982	\$26,491	\$1,000,000	\$662,272	\$99,341	\$0	\$16,557	\$79,473	\$1,937,115
Casa Grande	Add 23,000 addition to existing center - Casa Grande	CG002	\$322,000	\$161,000	\$0	\$4,025,000	\$603,750	\$0	\$100,625	\$483,000	\$5,695,375
Florence Center	Build phase 1 of Florence Center	FC001	\$280,000	\$140,000	\$1,000,000	\$3,500,001	\$525,000	\$0	\$87,500	\$420,000	\$5,952,501
Florence Center	Build phase 2 of Florence Center	FC002	\$432,000	\$32,400	\$0	\$5,400,000	\$810,000	\$0	\$135,000	\$648,000	\$7,457,400
Coolidge Center	Build phase 1 of Coolidge Center	CL001	\$280,000	\$140,000	\$1,000,000	\$3,500,001	\$525,000	\$0	\$87,500	\$420,000	\$5,952,501
Coolidge Center	Build phase 2 of Coolidge Center	CL002	\$432,000	\$32,400	\$0	\$5,400,000	\$810,000	\$0	\$135,000	\$648,000	\$7,457,400
Eloy Center	Build phase 1 of Eloy Center	EL001	\$280,000	\$140,000	\$1,000,000	\$3,500,001	\$525,000	\$0	\$87,500	\$420,000	\$5,952,501
Eloy Center	Build phase 2 of Eloy Center	EL002	\$432,000	\$32,400	\$0	\$5,400,000	\$810,000	\$0	\$135,000	\$648,000	\$7,457,400
Oracle Junction	Build phase 1 of Oracle Junction Center	OJ001	\$280,000	\$140,000	\$1,000,000	\$3,500,001	\$525,000	\$0	\$87,500	\$420,000	\$5,952,501
Oracle Junction	Build phase 2 of Oracle Junction Center	OJ002	\$432,000	\$32,400	\$0	\$5,400,000	\$810,000	\$0	\$135,000	\$648,000	\$7,457,400
Red Rock	Build phase 1 of Red Rock/Picacho Center	RR001	\$360,000	\$27,000	\$1,000,000	\$4,500,000	\$675,000	\$0	\$112,500	\$540,000	\$7,214,500
Red Rock	Build phase 2 of Red Rock/Picacho Center	RR002	\$432,000	\$32,400	\$0	\$5,400,000	\$810,000	\$0	\$135,000	\$648,000	\$7,457,400
			\$23,007,196	\$12,290,160	\$26,025,000	\$334,029,012	\$48,056,591	\$0	\$8,350,725	\$40,083,481	\$491,842,167

Central Arizona College

Site #	Description	Projected Cost	Fund Source	Fund Year	Timeline (FY06 - FY23)																											
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Phase 1 - Occupancy Fall 2007																																
AC 01	Renovation Projects	\$3,188,478	GO Bond	FY 06	Renovation Projects																											
SPC 01A	Renovation Projects	\$5,933,208	GO Bond	FY 06	Renovation Projects																											
SPC 01B	Renovation Projects	\$1,753,600	R Bond	FY 06	Renovation Projects																											
SMC 01A	New Construction of 108,000 Square Feet	\$23,116,125	GO Bond	FY 06	New Construction of 108,000 Square Feet																											
SMC 01B	New Construction of 12,000 Square Feet	\$2,547,000	R Bond	FY 06	New Construction of 12,000 Square Feet																											
MC 01	Land Acquisition	\$10,000,000	GO Bond	FY 06	Land Acquisition																											
MC 02A	New Construction of 108,000 Square Feet	\$22,680,000	GO Bond	FY 06	New Construction of 108,000 Square Feet																											
MC 02B	New Construction of 12,000 Square Feet	\$2,520,000	R Bond	FY 06	New Construction of 12,000 Square Feet																											
STC 01	Land Acquisition	\$10,000,000	GO Bond	FY 06	Land Acquisition																											
STC 02A	New Construction of 108,000 Square Feet	\$22,680,000	GO Bond	FY 06	New Construction of 108,000 Square Feet																											
STC 02B	New Construction of 12,000 Square Feet	\$2,520,000	R Bond	FY 06	New Construction of 12,000 Square Feet																											
CGC 02	Renovation of 17,000 Square Feet	\$937,115	GO Bond	FY 06	Renovation of 17,000 Square Feet																											
Phase 2 - Occupancy Fall 2010																																
SPC 02A	New Construction Projects	\$1,768,750	GO Bond	FY 09	New Construction Projects																											
SPC 02B	New Construction Projects	\$11,587,435	R Bond	FY 09	New Construction Projects																											
SPC 03	Renovation Project	\$3,532,325	GO Bond	FY 09	Renovation Project																											
CGC 01	Land Acquisition	\$1,000,000	GO Bond	FY 09	Land Acquisition																											
CGC 03	New Construction of 23,000 Square Feet	\$5,695,375	GO Bond	FY 09	New Construction of 23,000 Square Feet																											
FC 01	Land Acquisition	\$1,000,000	GO Bond	FY 09	Land Acquisition																											
FC 02	New Construction of 20,000 Square Feet	\$4,952,501	GO Bond	FY 09	New Construction of 20,000 Square Feet																											
CC 01	Land Acquisition	\$1,000,000	GO Bond	FY 09	Land Acquisition																											
CC 02	New Construction of 20,000 Square Feet	\$4,952,501	GO Bond	FY 09	New Construction of 20,000 Square Feet																											
EC 01	Land Acquisition	\$1,000,000	GO Bond	FY 09	Land Acquisition																											
EC 02	New Construction of 20,000 Square Feet	\$4,952,501	GO Bond	FY 09	New Construction of 20,000 Square Feet																											
OJC 01	Land Acquisition	\$1,000,000	GO Bond	FY 09	Land Acquisition																											
OJC 02	New Construction of 20,000 Square Feet	\$4,952,501	GO Bond	FY 09	New Construction of 20,000 Square Feet																											
Phase 3 - Occupancy Fall 2015																																
SMC 02	New Construction of 120,000 Square Feet	\$36,960,000	GO Bond	FY 14	New Construction of 120,000 Square Feet																											
MC 03	New Construction of 120,000 Square Feet	\$36,960,000	GO Bond	FY 14	New Construction of 120,000 Square Feet																											
STC 03	New Construction of 180,000 Square Feet	\$54,145,000	GO Bond	FY 14	New Construction of 180,000 Square Feet																											
RRPC 01	Land Acquisition	\$1,000,000	GO Bond	FY 14	Land Acquisition																											
RRPC 02	New Construction of 20,000 Square Feet	\$6,214,500	GO Bond	FY 14	New Construction of 20,000 Square Feet																											
Phase 4 - Occupancy Fall 2020																																
AC 02	Renovations Projects	\$4,427,500	GO Bond	FY 19	Renovations Projects																											
SPC 04	Renovations Projects	\$4,427,500	GO Bond	FY 19	Renovations Projects																											
SPC 05	New Construction of 25,000 Square Feet	\$9,551,250	GO Bond	FY 19	New Construction of 25,000 Square Feet																											
SMC 03A	New Construction of 90,000 Square Feet	\$32,760,000	GO Bond	FY 19	New Construction of 90,000 Square Feet																											
SMC 03B	New Construction of 30,000 Square Feet	\$10,920,000	R Bond	FY 19	New Construction of 30,000 Square Feet																											
MC 04A	New Construction of 130,000 Square Feet	\$47,320,000	GO Bond	FY 19	New Construction of 130,000 Square Feet																											
MC 04B	New Construction of 30,000 Square Feet	\$10,920,000	R Bond	FY 19	New Construction of 30,000 Square Feet																											
STC 04A	New Construction of 90,000 Square Feet	\$32,760,000	GO Bond	FY 19	New Construction of 90,000 Square Feet																											
STC 04B	New Construction of 30,000 Square Feet	\$10,920,000	R Bond	FY 19	New Construction of 30,000 Square Feet																											
FC 03	New Construction of 20,000 Square Feet	\$7,457,400	GO Bond	FY 19	New Construction of 20,000 Square Feet																											
CC 03	New Construction of 20,000 Square Feet	\$7,457,400	GO Bond	FY 19	New Construction of 20,000 Square Feet																											
EC 03	New Construction of 20,000 Square Feet	\$7,457,400	GO Bond	FY 19	New Construction of 20,000 Square Feet																											
OJC 03	New Construction of 20,000 Square Feet	\$7,457,400	GO Bond	FY 19	New Construction of 20,000 Square Feet																											
RRPC 03	New Construction of 20,000 Square Feet	\$7,457,400	GO Bond	FY 19	New Construction of 20,000 Square Feet																											

Run date 08DEC05

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Bond Feasibility Study Master Schedule by Phase

