

A. SUMMARY OF CREATION OF NEW SCHOOL DISTRICT AMENDMENTS

This bill:

- ☞ adds a vote to elect school district board members resulting from the creation of a new school district to the list of special elections that a local political subdivision may call;
- ☞ adds a definition relating to the creation of a new school district;
- ☞ provides a process for certifying the creation of a new school district and establishes the date that the new district is created;
- ☞ clarifies the duties of a new district and the district from which the new district was created with respect to providing educational services;
- ☞ makes exceptions to requirements applicable to a proposal by interlocal agreement participants to create a new school district where the proposal would otherwise geographically isolate an area within a municipality that is served by a separate school district;
- ☞ provides for the election of school district board members of a new school district and of the school district from which the new district was created, and provides for the terms of those members;
- ☞ establishes a process for allocating the property of an existing school district between a newly created district and the school district from which it was created including: transition teams to represent the new district and the district from which the new district was created; and a requirement that disputes about the allocation of property be decided by binding arbitration;
- ☞ shifts from the board of a new school district to the board of the district from which the new district was created the responsibility to continue to levy a tax on property in the new district to pay the new district's proportionate share of bonds issued before the new district was created;
- ☞ prohibits a school district board from issuing bonds approved but not issued before the creation of a new district under certain circumstances; and makes technical, conforming, and clarifying changes.

B. SUMMARY OF COMPARATIVE LEGISLATION REGARDING ASSET DIVISION

State	Asset Division
Arizona	All school buildings located in the detached territory, together w/ all equipment and furnishings, will become the property of the new joint common school district, and the intangible property of the existing school district will be prorated between the two districts on the same bases used to determine the amount of bonded indebtedness to be assumed.
Arkansas	To be valid, a petition or resolution shall contain an independent feasibility study stating: i) Cost of operation of the new district and the ability to operate the new district taking into consideration the tax base, debt service, and division of assets to the new district;(ii) A list of the public school assets to be transferred from the existing district to the new district.
California	If the State Board of Education does approve a proposal for a school district split, the proposal will result in an equitable division of property and facilities of the original district or districts.
Colorado	All personal and real property shall become the property of the school district in which it is located. All cash assets shall be apportioned based on the most recent annual report of school enrollment.
Delaware	All real property of the divided district will become vested in the school district based on the location of the real property. All personal property will be divided between the school districts based on enrollment. If the school boards cannot agree as to such apportionment, the State Board of Education shall make the apportionment which shall be final.
Idaho	A proposal will be initiated by the board of trustees and submitted to the State Board of Education that describes the manner in which the district will be divided, including all property and liabilities, the names and numbers of the proposed new districts.
Kentucky	The title to school property in territory transferred from one school district to another will not be affected by the transfer. If the property is sold, the board of education to which the property belongs can allow a credit on the sale price of the property. When any property assessable for school purposes in one school district is annexed by or transferred to another school district, the receiving district shall assume a part of the indebtedness, if any, of the other school district incurred for school buildings and grounds in the proportion the assessed valuation of property taxable for school purposes transferred bears to the total assessed valuation of property taxable for school purposes in the district losing the territory.
Missouri	The board of both school districts will make a just apportionment of all school property, real and personal, including moneys and apportionment of indebtedness, if any, to and among the school districts. The value of the land, school grounds, buildings, furniture, equipment and any other school property, will be taken into consideration in determining the amount, if any, that will be paid from one district to another. This adjustment and apportionment of property and indebtedness will be made by the school boards of both districts.
Mississippi	The taking of territory from existing school districts under the provisions of this section shall not release the property in such territory from assessment and liability for the payment of the outstanding bonds or other indebtedness; continue to levy taxes on such territory in an amount sufficient to pay such territory's pro rata part of the outstanding bonds or other indebtedness.

New York	<p>Any debt may be apportioned by the district superintendent between the new school district and the remaining school district in the manner and to the extent provided in the reorganization plan. Legal title and all other property rights to any school facility of the pre-existing school district that is located within the new school district shall be transferred to such new school district. The superintendent shall apportion the value of any school facility so transferred between the new school district and the remaining school district according to the actual valuation of the two districts. District superintendent shall deduct from the fair market value of the school facility the amount of any outstanding bonded indebtedness on such facility. The cost of an appraisal to determine fair market value shall be a charge upon the new school district. The board of education of the new school district shall reimburse the board of education of the remaining school district in an amount equal to the remaining school district's share of the value of the school facility as apportioned by the district superintendent, and such amount shall be a charge upon the new school district. Any school bus or personal property of the pre-existing school district that is no longer needed by the remaining school district may be transferred to the new school district upon such terms and conditions as may be agreed upon by the boards of education of the remaining school district and the new school district.</p>
North Dakota	<p>There must be a statement in the election notice that describes the adjustment of property, debts, and liabilities proposed in the plan.</p>
Oregon	<p>The district school boards of the districts affected shall after the change make an equitable division of the then existing assets and liabilities between the districts and provide the manner of consummating the division. In case of failure to agree, the matter shall be decided by a board of arbitrators.</p>
Washington	<p>The negotiating school districts and regional committee will consider the following factors: The number of school age children residing in each school district and in each part of a district involved or affected by the proposed change in school district organization; The assessed valuation of the property located in each school district and in each part of a district involved or affected by the proposed change in school district organization; The purpose for which the bonded indebtedness of any school district involved or affected by the proposed change in school district organization was incurred; The history and relationship of the property affected to the students and communities affected by the proposed change in school district organization; Additional burdens to the districts affected by the proposed change in school district organization as a result of the proposed organization; The value, location and disposition of all improvements located in the school districts involved or affected by the proposed change in school district organization; The consideration of all other sources of funding; and Any other factors that in the judgment of the school districts or regional committee are important or essential to the making of an equitable adjustment of assets and liabilities.</p>

C. ADJUSTED TAXABLE VALUE BY CITY (BY YEAR)

Table C-1

ADJUSTED TAXABLE VALUE		1998	1999	2000	2001	2002	2003	2004	2005	2006
New	Alta	98,461,653	104,369,325	120,979,307	139,336,598	168,129,135	168,992,809	173,699,091	199,288,884	207,842,618
	Cottonwood Heights								2,026,093,200	2,444,593,282
	Draper	997,515,872	1,174,539,797	1,381,317,857	1,518,792,122	1,642,160,249	1,804,590,672	1,933,983,143	2,216,517,805	2,701,470,591
	Midvale	886,731,416	926,567,415	988,869,207	1,032,169,909	1,058,417,536	1,073,686,749	1,087,630,889	1,158,426,852	1,349,877,043
	Sandy	3,184,185,160	3,326,788,673	3,583,247,341	3,780,723,337	3,932,467,738	4,056,971,415	4,201,075,549	4,443,211,369	5,154,958,127
	Total New	5,166,894,101	5,532,265,210	6,074,413,712	6,471,021,966	6,801,174,658	7,104,241,645	7,396,388,672	8,017,444,910	9,414,148,379
West	Bluffdale	196,100,554	211,487,111	234,593,136	270,922,338	301,122,590	325,535,336	358,151,998	397,194,949	480,778,697
	Herriman	-	-	68,168,414	128,337,202	176,639,105	247,992,151	356,250,454	493,273,658	702,469,715
	Riverton	604,423,072	654,991,186	722,773,132	819,699,251	921,528,330	951,807,293	1,033,066,053	1,190,425,027	1,466,763,813
	South Jordan	919,183,035	958,700,261	1,072,190,033	1,165,271,721	1,284,885,396	1,400,818,203	1,569,047,285	1,773,519,267	2,331,248,641
	West Jordan	1,682,526,852	1,813,281,121	2,110,052,767	2,537,366,024	2,790,494,005	2,880,517,248	3,191,975,144	3,474,245,853	4,044,450,799
	Total West	3,402,233,513	3,638,459,679	4,207,777,482	4,921,596,536	5,474,669,426	5,806,670,231	6,508,490,934	7,328,658,754	9,025,711,665
JSD	11,688,896,259	12,241,065,026	13,387,070,326	14,337,152,483	15,249,990,814	15,887,376,517	17,074,544,784	18,809,905,235	22,553,794,632	

Table C-2

ADJUSTED TAXABLE VALUE	AAGR 2000-2005	AAGR 2003-2005
Alta	10%	9%
Cottonwood Heights	NA	NA
Draper	10%	11%
Midvale	3%	4%
Sandy	4%	5%
Total East	6%	6.2%
Bluffdale	11%	10%
Herriman	49%	41%
Riverton	10%	12%
South Jordan	11%	13%
West Jordan	10%	10%
Total West	11.74%	12.34%
JSD	7.04%	8.81%

D. HISTORIC TAXABLE VALUE ANALYSIS

To substantiate the projected growth rates, the consultants increased the range of the taxable value analysis to include historic data beginning in 1992, when appropriate data first became available. The historic data is limited by the changes in reporting of the RDA figures. From 1980-1991, RDA values are not reported. The Salt Lake County CAFR's report a RDA/Treasurer's Relief value instead of a total RDA value. Upon consulting with Salt Lake County it was determined that RDA totals were not required to be reported and thus unavailable. As a result, the comparisons in final taxable value can be extended to 1980, but RDA adjusted values are extended to the earliest reported date of 1992. The results indicate that high levels of growth, as indicated for the Remaining District, have been maintained in other cities for long periods of time. The tables below illustrate the AAGR in adjusted taxable value using a 5-year time frame compared to an extended 13-year period.

Table D-1 (Adjusted Taxable Value AAGR Summary)

ADJUSTED TV	AAGR 2000-05	AAGR 1992-05
Jordan School District	7%	10%
Alta	10%	10%
Cottonwood Heights	NA	NA
Draper	10%	22%
Midvale	3%	12%
Sandy	4%	8%
Total East	6%	11%
Bluffdale	11%	14%
Herriman	49%	NA
Riverton	10%	16%
South Jordan	11%	16%
West Jordan	10%	12%
Total West	11%	14%

The tables D-2 through D-9 were retrieved from Salt Lake County Auditors show the taxable value by year for each of city within Jordan School District. These figures were used to determine the AAGR detailed above. In addition, the consultants retrieved the historic new growth and appreciation values. The figures from Salt Lake County were supplemented by information from the Bureau of Economic and Business Research.

Table D-2 (Year End Taxable Value 2000-2006)

YEAR END TV	2006	2005	2004	2003	2002	2001	2000
Jordan School District	\$23,579,651,790	\$19,596,187,709	\$17,780,506,375	\$16,633,017,816	\$15,985,454,213	\$14,991,051,243	\$13,875,439,202
Alta	207,842,618	199,288,884	173,699,091	168,992,809	168,129,135	139,336,598	120,979,307
Cottonwood Heights	2,444,593,282	2,093,683,149	-	-	-	-	-
Draper	2,902,118,583	2,376,462,048	2,043,049,740	1,938,428,174	1,767,963,838	1,620,133,922	1,467,625,798
Midvale	1,349,877,043	1,158,426,852	1,087,630,889	1,073,686,749	1,074,367,559	1,043,609,313	1,000,320,588
Sandy	5,555,441,746	4,776,420,482	4,496,915,583	4,325,269,235	4,198,635,551	4,046,181,971	3,819,887,889
Total East	10,015,279,990	8,510,598,266	7,801,295,303	7,506,376,967	7,209,096,083	6,849,261,804	6,408,813,582
Bluffdale	480,778,697	397,194,949	358,151,998	325,535,336	301,122,590	270,922,338	234,593,136
Herriman	702,469,715	493,273,658	356,250,454	247,992,151	176,639,105	128,337,202	68,168,414
Riverton	1,530,989,335	1,248,116,391	1,088,065,921	1,007,135,450	965,834,264	860,355,238	728,560,059
South Jordan	2,598,742,367	1,945,141,071	1,725,721,348	1,540,064,236	1,414,083,498	1,266,877,033	1,135,285,683
West Jordan	4,137,457,098	3,538,061,803	3,255,053,681	3,002,876,659	2,917,196,627	2,643,084,934	2,184,327,010
Total West	8,747,967,497	7,128,514,214	6,426,992,948	5,875,611,681	5,598,236,979	5,041,239,543	4,282,765,888

Table D-3 (Year End Taxable Value 2000-2006)

YEAR END TV	1999	1998	1997	1996	1995	1994	1993	1992
Jordan School District	\$12,658,724,408	\$12,054,494,228	\$11,397,748,034	\$9,792,798,966	\$8,675,744,798	\$6,654,804,142	\$6,213,531,754	\$5,762,305,496
Alta	104,369,325	98,461,653	98,960,033	101,461,055	84,729,006	74,640,526	72,333,921	58,315,633
Cottonwood Heights	-	-	-	-	-	-	-	-
Draper	1,248,755,933	1,070,804,718	935,646,951	672,350,015	448,352,020	266,228,489	203,033,825	176,577,883
Midvale	936,129,754	894,947,668	437,157,860	392,581,307	342,861,983	303,011,112	271,638,172	270,883,494
Sandy	3,555,201,184	3,401,081,949	3,262,928,526	2,877,078,170	2,604,915,152	1,967,471,891	1,774,705,603	1,712,092,674
Total East	5,844,456,196	5,465,295,988	4,734,693,370	4,043,470,547	3,480,858,161	2,611,352,018	2,321,711,521	2,217,869,684
Bluffdale	211,487,111	196,100,554	182,415,872	137,219,022	117,800,254	89,759,703	79,628,135	74,637,512
Herriman	-	-	-	-	-	-	-	-
Riverton	658,901,880	607,997,337	524,979,896	424,909,133	356,094,210	230,730,705	194,674,346	178,548,637
South Jordan	1,010,544,171	929,146,831	828,088,536	710,214,196	618,322,194	398,753,312	327,191,738	268,609,223
West Jordan	1,862,994,913	1,736,184,873	1,559,442,637	1,311,216,240	1,117,448,896	838,351,243	765,525,212	753,825,131
Total West	3,743,928,075	3,469,429,595	3,094,926,941	2,583,558,591	2,209,665,554	1,557,594,963	1,367,019,431	1,275,620,503

Table D-4 (RDA Value 2000-2005)

RDA VALUE	2006	2005	2004	2003	2002	2001	2000
Jordan School District	\$1,025,857,158	\$786,282,474	\$705,961,591	\$745,641,299	\$735,463,399	\$653,898,760	\$488,368,876
Alta	-	-	-	-	-	-	-
Cottonwood Heights	-	67,589,949	-	-	-	-	-
Draper	200,647,992	159,944,243	109,066,597	133,837,502	125,803,589	101,341,800	86,307,941
Midvale	-	-	-	-	15,950,023	11,439,404	11,451,381
Sandy	400,483,619	333,209,113	295,840,034	268,297,820	266,167,813	265,458,634	236,640,548
Total East	601,131,611	493,153,356	404,906,631	402,135,322	407,921,425	378,239,838	334,399,870
Bluffdale	-	-	-	-	-	-	-
Herriman	-	-	-	-	-	-	-
Riverton	64,225,522	57,691,364	54,999,868	55,328,157	44,305,934	40,655,987	5,786,927
South Jordan	267,493,726	171,621,804	156,674,063	139,246,033	129,198,102	101,605,312	63,095,650
West Jordan	93,006,299	63,815,950	63,078,537	122,359,411	126,702,622	105,718,910	74,274,243
Total West	424,725,547	293,129,118	274,752,468	316,933,601	300,206,658	247,980,209	143,156,820

Table D-5 (RDA Value 1992-1999)

RDA VALUE	1999	1998	1997	1996	1995	1994	1993	1992
Jordan School District	\$417,659,382	\$365,597,969	\$249,264,348	\$183,094,268	\$141,934,885	\$89,003,447	\$47,808,198	\$45,366,193
Alta	-	-	-	-	-	-	-	-
Cottonwood Heights	-	-	-	-	-	-	-	-
Draper	74,216,136	73,288,846	67,297,328	56,284,367	47,008,950	32,512,536	10,853,056	9,845,369
Midvale	9,562,339	8,216,252	5,447,047	5,028,885	2,506,266	1,190,265	954,379	595,349
Sandy	228,412,511	216,896,789	158,097,774	97,602,084	71,738,726	45,386,609	32,692,055	34,677,764
Total East	312,190,986	298,401,887	230,842,149	158,915,336	121,253,942	79,089,410	44,499,490	45,118,482
Bluffdale	-	-	-	-	-	-	-	-
Herriman	-	-	-	-	-	-	-	-
Riverton	3,910,694	3,574,265	-	-	-	-	-	-
South Jordan	51,843,910	9,963,796	9,610,979	10,947,435	10,651,764	4,606,124	3,308,708	247,711
West Jordan	49,713,792	53,658,021	8,811,220	8,672,813	10,029,179	5,307,913	-	-
Total West	105,468,396	67,196,082	18,422,199	19,620,248	20,680,943	9,914,037	3,308,708	247,711

Table D-6 (Adjusted Taxable Value 2000-2005)

ADJUSTED TV	2006	2005	2004	2003	2002	2001	2000
Jordan School District	\$22,553,794,632	\$18,809,905,235	\$17,074,544,784	\$15,887,376,517	\$15,249,990,814	\$14,337,152,483	\$13,387,070,326
Alta	207,842,618	199,288,884	173,699,091	168,992,809	168,129,135	139,336,598	120,979,307
Cottonwood Heights	2,444,593,282	2,026,093,200	-	-	-	-	-
Draper	2,701,470,591	2,216,517,805	1,933,983,143	1,804,590,672	1,642,160,249	1,518,792,122	1,381,317,857
Midvale	1,349,877,043	1,158,426,852	1,087,630,889	1,073,686,749	1,058,417,536	1,032,169,909	988,869,207
Sandy	5,154,958,127	4,443,211,369	4,201,075,549	4,056,971,415	3,932,467,738	3,780,723,337	3,583,247,341
Total East	9,414,148,379	8,017,444,910	7,396,388,672	7,104,241,645	6,801,174,658	6,471,021,966	6,074,413,712
Bluffdale	480,778,697	397,194,949	358,151,998	325,535,336	301,122,590	270,922,338	234,593,136
Herriman	702,469,715	493,273,658	356,250,454	247,992,151	176,639,105	128,337,202	68,168,414
Riverton	1,466,763,813	1,190,425,027	1,033,066,053	951,807,293	921,528,330	819,699,251	722,773,132
South Jordan	2,331,248,641	1,773,519,267	1,569,047,285	1,400,818,203	1,284,885,396	1,165,271,721	1,072,190,033
West Jordan	4,044,450,799	3,474,245,853	3,191,975,144	2,880,517,248	2,790,494,005	2,537,366,024	2,110,052,767
Total West	8,323,241,950	6,835,385,096	6,152,240,480	5,558,678,080	5,298,030,321	4,793,259,334	4,139,609,068

Table D-7 (Adjusted Taxable Value 1992-1999)

ADJUSTED TV	1999	1998	1997	1996	1995	1994	1993	1992
Jordan School District	\$12,241,065,026	\$11,688,896,259	\$11,148,483,686	\$9,609,704,698	\$8,533,809,913	\$6,565,800,695	\$6,165,723,556	\$5,716,939,303
Alta	104,369,325	98,461,653	98,960,033	101,461,055	84,729,006	74,640,526	72,333,921	58,315,633
Cottonwood Heights	-	-	-	-	-	-	-	-
Draper	1,174,539,797	997,515,872	868,349,623	616,065,648	401,343,070	233,715,953	192,180,769	166,732,514
Midvale	926,567,415	886,731,416	431,710,813	387,552,422	340,355,717	301,820,847	270,683,793	270,288,145
Sandy	3,326,788,673	3,184,185,160	3,104,830,752	2,779,476,086	2,533,176,426	1,922,085,282	1,742,013,548	1,677,414,910
Total East	5,532,265,210	5,166,894,101	4,503,851,221	3,884,555,211	3,359,604,219	2,532,262,608	2,277,212,031	2,172,751,202
Bluffdale	211,487,111	196,100,554	182,415,872	137,219,022	117,800,254	89,759,703	79,628,135	74,637,512
Herriman	-	-	-	-	-	-	-	-
Riverton	654,991,186	604,423,072	524,979,896	424,909,133	356,094,210	230,730,705	194,674,346	178,548,637
South Jordan	958,700,261	919,183,035	818,477,557	699,266,761	607,670,430	394,147,188	323,883,030	268,361,512
West Jordan	1,813,281,121	1,682,526,852	1,550,631,417	1,302,543,427	1,107,419,717	833,043,330	765,525,212	753,825,131
Total West	3,638,459,679	3,402,233,513	3,076,504,742	2,563,938,343	2,188,984,611	1,547,680,926	1,363,710,723	1,275,372,792

Historic New Growth and Appreciation: 1998-2005

Table D-8 (Historic New Growth 1998-2005)

NEW GROWTH	1998	1999	2000	2001	2002	2003	2004	2005
Jordan School District	\$452,951,038	\$450,510,245	\$628,873,605	\$583,818,812	\$465,047,244	\$593,358,451	\$892,494,259	\$680,808,671
Alta	2,181,562	2,327,877	3,103,095	4,218,727	6,218,927	(3,738,501)	-	3,362,642
Cottonwood Heights								
Draper	142,371,485	167,946,438	122,692,952	110,375,998	87,593,165	150,876,718	84,732,224	92,770,355
Midvale	408,735,550	34,786,579	12,477,968	26,708,301	(3,147,420)	20,025,321	5,041,984	14,920,727
Sandy	70,237,605	70,242,719	148,336,799	107,776,424	21,785,565	100,922,425	55,246,248	(35,232,579)
Total East	623,526,202	275,303,613	286,610,814	249,079,450	112,450,237	268,085,963	145,020,456	75,821,145
Bluffdale	15,610,039	12,116,904	14,946,566	28,568,353	19,919,942	19,782,729	25,526,240	10,072,455
Herriman			-	55,962,576	48,964,490	67,270,428	115,833,008	113,945,210
Riverton	36,868,555	55,854,679	45,951,700	73,865,323	75,588,855	27,447,960	63,730,227	103,648,774
South Jordan	74,748,961	57,802,650	64,561,306	61,628,746	86,964,619	109,036,147	140,812,979	86,782,115
West Jordan	121,725,470	147,473,813	187,641,786	371,749,967	164,975,933	122,924,840	257,505,823	143,203,327
Total West	248,953,025	273,248,046	313,101,358	591,774,965	396,413,839	346,462,104	603,408,277	457,651,881

Table D-9 (Historic Appreciation 1998-2005)

APPRECIATION	1998	1999	2000	2001	2002	2003	2004	2005
Jordan School District	(\$186,679,227)	(\$174,797,197)	(\$538,500,374)	(\$416,361,783)	(\$534,325,759)	(\$88,345,624)	(\$353,437,659)	(\$1,023,828,928)
Alta	469,822	(4,460,979)	(14,914,000)	(14,633,447)	(26,100,628)	(6,595,541)	(7,337,154)	(22,757,005)
Cottonwood Heights								
Draper	(10,069,749)	(10,454,113)	(79,876,996)	(28,806,117)	(45,733,398)	(21,416,300)	(55,785,862)	(186,959,509)
Midvale	(27,181,322)	(14,016,788)	(45,063,444)	(28,047,829)	(34,262,942)	1,318,293	(10,272,106)	(52,433,374)
Sandy	(44,632,124)	(57,520,577)	(108,979,309)	(86,918,628)	(147,426,188)	(37,857,173)	(102,460,007)	(254,031,251)
Total East	(81,413,373)	(86,452,457)	(248,833,749)	(158,406,021)	(253,523,156)	(64,550,721)	(175,855,129)	(516,181,139)
Bluffdale	1,833,626	(3,012,478)	(7,674,322)	(8,653,118)	(5,703,739)	(4,213,657)	(12,973,715)	(28,069,140)
Herriman			(35,325)	(5,362,080)	540,186	(3,444,745)	4,368,662	(28,969,005)
Riverton	(12,350,817)	(1,463,304)	(31,482,649)	(32,311,855)	(40,609,877)	(6,340,373)	(15,319,881)	(52,250,284)
South Jordan	(16,152,342)	(8,482,615)	(41,504,333)	(43,226,128)	(44,559,298)	(6,704,204)	(37,221,274)	(110,980,734)
West Jordan	(32,828,349)	(14,573,691)	(115,193,960)	(60,100,039)	(94,827,771)	20,093,597	(56,055,804)	(135,346,047)
Total West	(59,497,882)	(27,532,088)	(195,890,589)	(149,653,220)	(185,160,499)	(609,382)	(117,202,012)	(355,615,210)

BEBR Statistics

Table D-10 (Total New Value from Construction 2000-2005)

TOTAL NEW VALUE FROM CONST	2000	2001	2002	2003	2004	2005
Alta						
Cottonwood Heights						
Draper	\$92,926,200	\$109,059,900	\$96,412,800	\$105,491,900	\$170,013,000	\$135,827,100
Midvale	17,908,600	17,657,600	25,438,300	20,224,100	33,918,200	26,013,800
Sandy	175,305,500	75,645,600	65,458,900	83,819,000	54,211,100	122,082,500
Total East	286,140,300	202,363,100	187,310,000	209,535,000	258,142,300	283,923,400
Bluffdale	18,405,000	9,141,100	25,783,400	26,173,200	31,539,400	53,453,600
Herriman	40,754,000	56,411,000	70,651,400	117,546,000	129,929,200	185,307,300
Riverton	48,708,400	78,544,400	44,837,800	69,365,500	81,520,300	145,407,400
South Jordan	63,488,100	75,218,200	100,920,400	119,553,300	221,895,000	309,085,500
West Jordan	144,876,500	135,395,100	102,490,300	256,046,100	159,823,000	196,131,400
Total West	316,232,000	354,709,800	344,683,300	588,684,100	624,706,900	889,385,200
Total JSD	602,372,300	557,072,900	531,993,300	798,219,100	882,849,200	1,173,308,600

Table D-11 (Total New Value from Construction 1994-1999)

TOTAL NEW VALUE FROM CONST	1994	1995	1996	1997	1998	1999
Alta						
Cottonwood Heights						
Draper	61,320,682	92,387,500	139,009,700	159,260,100	110,483,900	96,817,600
Midvale	6,429,284	4,019,200	8,099,400	87,900	16,073,400	25,781,100
Sandy	92,244,005	88,838,300	108,524,500	96,424,500	224,711,100	60,261,700
Total East	159,993,971	185,245,000	255,633,600	255,772,500	351,268,400	182,860,400
Bluffdale	8,431,921	12,619,200	17,018,500	15,191,000	14,967,700	22,401,700
Herriman	-	-	-	-	-	-
Riverton	52,943,850	56,757,700	57,611,200	37,445,400	52,378,600	94,933,000
South Jordan	86,564,292	61,976,200	76,935,900	69,390,700	75,516,000	76,655,500
West Jordan	97,232,727	125,911,300	131,912,200	121,944,100	193,725,800	261,640,200
Total West	245,172,790	257,264,400	283,477,800	243,971,200	336,588,100	455,630,400
Total JSD	405,166,761	442,509,400	539,111,400	499,743,700	687,856,500	638,490,800

E. ALPINE AND GRANITE SCHOOL DISTRICT ENROLLMENT ANALYSIS

Based on the inclusion of the Draper student population located in ASD, the consultants developed projections of the combined population. The consultants assumed a growth rate of 2% based on a comparison of growth rates in surrounding schools, population growth rates for Draper City and the AAGR of the student population in the portion of Draper located in JSD.

Table E-1

PROJECTED DRAPER/UTAH COUNTY PARCEL ENROLLMENT											
School	Provided					AAGR	Projected				
	2007	2008	2009	2010	2011		2012	2013	2014	2015	2016
Ridgeline ES*	921	1292	1718	2148	2527	29%					
Timberline MS*	1151	1164	1386	1679	2103	16%					
Lone Peak HS*	2062	2141	2130	2159	2199	2%					
Sunrise ES**	710	717	715	712	709	-0.035%	707	705	702	699	697
Projected Draper	266	272	277	283	288	2%	294	300	306	312	318

Source: Alpine School District, LYRB Office

Table E-2

PROJECTED POPULATION GROWTH FOR DRAPER CITY			
Population Growth	AAGR 2005-2010	AAGR 2010-2020	AVG 10-year
Draper City	3.0%	1.3%	2.2%

Source: Governor's Office of Planning and Budget

The Draper/ASD population is assumed to have less relation to Timberline Middle School or Lone Peak High School. ASD reported the majority of the student population attends Ridgeline Elementary School. Thus, the 2% growth is reflective of declining Sunrise Elementary School enrollment and the growth in overall population in Draper based on the ten year average.

The creation of a new East School District will also incorporate a portion of Cottonwood Heights currently served by Granite School District. Table E-3 shows the potential enrollment inclusion into the East District. The growth in the

enrollment for this area is forecast based on the decline in enrollment projected by JSD for the Cottonwood Heights area (a 2.4 percent decline in enrollment).

Table E-3

PROJECTED COTTONWOOD HEIGHTS PARCEL ENROLLMENT										
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Projected Cottonwood Heights Enrollment	178	173	169	165	161	157	153	150	146	142
<i>Source: Granite School District, LYRB Office</i>										

F. ESTABLISHING VOTED-BOARD LEEWAY PROGRAM

53A-17a-133

(3) (a) Under the voted leeway program, the state shall contribute an amount sufficient to guarantee \$17.54 per weighted pupil unit for each .0001 of the first .0016 per dollar of taxable value.

(b) The same dollar amount guarantee per weighted pupil unit for the .0016 per dollar of taxable value under Subsection (3)(a) shall apply to the board-approved leeway authorized in Section 53A-17a-134, so that the guarantee shall apply up to a total of .002 per dollar of taxable value if a school district levies a tax rate under both programs.

(c) (i) Beginning July 1, 2005, the \$17.54 guarantee under Subsections (3)(a) and (b) shall be indexed each year to the value of the weighted pupil unit by making the value of the guarantee equal to .008544 times the value of the prior year's weighted pupil unit.

(ii) The guarantee shall increase by .0005 times the value of the prior year's weighted pupil unit for each succeeding year until the guarantee is equal to .010544 times the value of the prior year's weighted pupil unit.

Based on the above legislation, the model developed by the consultants utilized projected growth in WPU's for each district scenario. The WPU's were calculated using the projected enrollment growth developed from the JSD Growth Summit Statistics.

Table F-1

PROJECT ENROLLMENT GROWTH			
District	AAGR 2006-2011	AAGR 2011-2016	AAGR 2006-2016
JSD	3.08%	2.59%	2.83%
East District	-0.15%	-0.32%	-0.24%
West District	5.24%	4.12%	4.68%

Source: JSD Growth Summit

G. GENERAL FUND REVENUES

Table G-1

Comparison by School District GF Revenues												
(FY07 Budgets)												
	Jordan	Alpine	Box Elder	Cache	Davis	Murray	Nebo	Ogden	Park City	Provo	Salt Lake	Weber
Local Revenue	95,796,586	46,843,813	9,779,439	11,664,531	64,246,500	10,860,907	19,383,785	13,479,108	25,146,593	15,592,952	60,025,048	28,588,078
State Revenue	282,570,024	204,924,284	42,831,543	56,999,211	243,810,083	22,034,981	100,480,557	49,717,307	6,125,272	48,504,923	77,048,391	114,125,810
Federal Revenue	23,646,837	18,207,089	3,750,000	4,393,299	25,196,193	2,194,314	8,617,776	12,684,946	1,110,686	8,752,350	14,414,719	9,525,443
Total	\$402,013,447	\$269,975,186	\$56,360,982	\$73,057,041	\$333,252,776	\$35,090,202	\$128,482,118	\$75,881,361	\$32,382,551	\$72,850,225	\$151,488,158	\$152,239,331
GF Tax Rates	0.003371	0.0032040	0.0028420	0.0036300	0.0039170	0.0036730	0.0032860	0.0033820	0.0030480	0.0032110	0.0037010	0.0017200
Enrollment	78,773	56,124	10,689	13,726	62,943	6,352	25,734	12,488	4,336	13,351	23,922	29,108
Per Pupil Revenue	\$5,103.44	\$4,810.33	\$5,272.80	\$5,322.53	\$5,294.52	\$5,524.28	\$4,992.70	\$6,076.34	\$7,468.30	\$5,456.54	\$6,332.59	\$5,230.15

Tax Rates: Utah State Auditors Office, Budget Reports
 Enrollment Data: USOE Enrollment Projections

General Fund Revenue Summary

Table G-2

JSD GENERAL FUND REVENUE SUMMARY						
	Local	State	Federal	Total GF	Enrollment	Revenue per Student
2006-07	\$94,213,581	\$282,570,024	\$23,646,837	\$400,430,442	78,514	\$5,100
2007-08	98,883,238	301,051,876	25,014,103	424,949,217	81,028	5,244
2008-09	103,660,381	320,742,556	26,342,240	450,745,178	83,249	5,414
2009-10	108,554,713	341,721,131	27,902,456	478,178,300	86,029	5,558
2010-11	113,575,772	364,071,836	29,485,654	507,133,262	88,693	5,718
2011-12	118,733,029	386,057,493	31,131,936	535,922,458	91,361	5,866
2012-13	124,035,968	409,370,826	32,824,989	566,231,782	93,980	6,025
2013-14	129,494,156	434,092,009	34,517,722	598,103,887	96,416	6,203
2014-15	135,117,302	460,306,062	36,245,953	631,669,316	98,774	6,395
2015-16	140,915,306	488,103,134	38,068,736	667,087,177	101,211	6,591
2016-17	146,898,311	517,578,824	40,030,173	704,507,307	103,830	6,785

Table G-3

EAST DISTRICT GENERAL FUND REVENUE SUMMARY							
	Local	State	Federal	Total GF	Enrollment	GF per Student	Increase over JSD per Student
2006-07	\$53,486,609	\$120,661,023	\$10,097,503	\$184,245,134	33,526	\$5,496	\$395
2007-08	54,701,259	124,749,057	10,339,498	189,789,814	33,493	5,667	422
2008-09	55,908,721	128,975,595	10,528,806	195,413,122	33,274	5,873	458
2009-10	57,081,518	133,345,329	10,900,399	201,327,246	33,608	5,990	432
2010-11	58,249,926	137,863,112	11,169,695	207,282,733	33,599	6,169	452
2011-12	59,414,599	142,025,855	11,439,898	212,880,352	33,572	6,341	475
2012-13	60,576,142	146,314,291	11,616,814	218,507,248	33,260	6,570	545
2013-14	61,735,111	150,732,216	11,961,989	224,429,317	33,413	6,717	514
2014-15	62,892,026	155,283,539	12,213,974	230,389,539	33,284	6,922	527
2015-16	64,047,369	159,972,288	12,475,629	236,495,285	33,168	7,130	539
2016-17	65,201,589	164,802,613	12,731,385	242,735,586	33,023	7,351	565

Table G-4

WEST DISTRICT GENERAL FUND REVENUE SUMMARY							
	Local	State	Federal	Total GF	Enrollment	GF per Student	Increase over JSD per Student
2006-07	\$9,316,575,739	\$166,387,799	\$13,585,777	\$222,286,737	45,109	\$4,928	(\$206)
2007-08	10,481,147,706	181,526,770	14,711,959	241,648,219	47,656	5,071	(205)
2008-09	11,732,596,743	197,206,081	15,851,722	261,730,739	50,096	5,225	(218)
2009-10	13,078,114,079	214,278,285	17,147,132	283,545,828	52,868	5,363	(232)
2010-11	14,525,516,190	232,860,777	18,465,288	307,095,768	55,544	5,529	(222)
2011-12	16,083,300,291	250,142,975	19,845,822	329,628,457	58,240	5,660	(239)
2012-13	17,760,704,816	268,730,683	21,263,040	353,744,083	60,877	5,811	(246)
2013-14	19,567,775,297	288,719,073	22,716,777	379,559,150	63,453	5,982	(253)
2014-15	21,515,436,154	310,210,680	24,198,028	407,190,261	65,942	6,175	(251)
2015-16	23,615,568,912	333,315,869	25,764,398	436,830,229	68,498	6,377	(244)
2016-17	25,881,097,428	358,153,383	27,475,565	468,684,269	71,266	6,577	(239)

Table G-5

TOTAL GENERAL FUND DIFFERENCE FROM JSD (BY DISTRICT)		
Year	East	West
2006-07	\$395	(\$206)
2007-08	422	(205)
2008-09	458	(218)
2009-10	432	(232)
2010-11	452	(222)
2011-12	475	(239)
2012-13	545	(246)
2013-14	514	(253)
2014-15	527	(251)
2015-16	539	(244)
2016-17	565	(239)

H. METHODOLOGY OF GENERAL FUND EXPENDITURES

The table detailed below shows the process for projecting General Fund Expenditures. The column titled "Multiplier" indicates the color code associated with the type of allocation used to project each expenditure category.

METHODOLOGY OF GENERAL FUND EXPENDITURES		
GF Expenditures	Proposed Budget JSD 2006-07	Multiplier
		Enrollment
		FTE
		% of Schools
Instruction - Function 1000		
Salaries - Teachers	160,108,632	
Salaries - Substitute	2,936,725	
Salaries - Teacher Aids	14,308,451	
Salaries - All Other	5,186,598	
Total Salaries	182,540,406	
State Retirement	25,678,479	
Social Security	13,276,733	
Local Retirement	8,000,000	
Group Insurance	33,555,056	
Industrial Insurance	2,840,263	
Unemployment Insurance	110,000	
Disability	614,443	
Total Benefits	84,074,974	
Purchased Services	3,516,650	
Supplies	7,659,186	
Text Books	3,972,683	
Software	459,413	
All other Supplies & Material	222,657	
Total Supplies & Material	15,830,589	
Property (Instruction Equipment)	5,500,583	
Other Objects	1,038,852	
Total Expenditures - Instruction	288,985,404	
Support Services/Students - Function 2100		
Salaries - Attendance & Social Work	25,910	
Salaries - Guidance	3,735,522	
Salaries - Health Services	597,032	
Salaries - Psychologists	3,715,344	
Salaries - Secretarial/Clerical	74,118	
Salaries - Other	679,775	
Total Salaries	8,827,701	
Employee Benefits	3,141,707	
Purchased Services	68,146	
Supplies & Materials	12,570	
Property	1,050	
Other Objects	2,200	
Total Expenditures -Support Services/Students	12,053,374	
Support Services Instructional Staff -Function 2200		
Salaries - Supervisors/Consultants	1,465,054	

METHODOLOGY OF GENERAL FUND EXPENDITURES		
		Multiplier
GF Expenditures	Proposed Budget JSD 2006-07	Enrollment
		FTE
		% of Schools
Salaries - Teachers	9,258,791	
Salaries - Librarians	1,467,014	
Salaries - Secretarial/Clerical	991,117	
Salaries Media Workers	1,957,516	
Salaries - All Other	53,548	
Total Salaries	15,193,040	
Employee Benefits	3,863,885	
Purchased Services	1,759,752	
Supplies & Materials. (except as below)	1,348,016	
Library Books	733,277	
Audio Visual Materials	95,000	
Property	266,999	
Other Objects	591,863	
Total Expenditures -Support Services Instructional	23,851,832	
Support Services/General District Administration - Function 2300		
Salaries. Superintendent and School Board	223,616	
Salaries -Assistant Superintendents	884,890	
Salaries-Secretarial & Clerical	396,117	
Total Salaries	1,504,623	
Employee Benefits	580,830	
Purchased Services	968,414	
Supplies & Materials	48,268	
Other Objects	28,200	
Total Expenditures -Support Services/General District Admin.	\$3,130,335	
Support Services School Administration Function2400		
Salaries -Principals & Assistants	12,127,459	
Salaries -Secretarial & Clerical	5,383,042	
Salaries - All Other	1,034,435	
Total Salaries	18,544,936	
Employee Benefits	7,217,933	
Purchased Services	388,591	
Total Expenditures Support Services/School Administration	26,151,460	
Support Services/Business Administration Function 2500		
Salaries -Business Admin. and Classified Super.	410,007	
Salaries -Secretarial & Clerical	1,074,588	
Salaries -Other	58,016	
Total Salaries	1,542,611	
Employee Benefits	667,222	
Purchased Services and Insurance	1,360,697	
Supplies & Materials	36,550	
Property	4,800	
Other Objects	2,200	

METHODOLOGY OF GENERAL FUND EXPENDITURES		
		Multiplier
GF Expenditures	Proposed Budget JSD 2006-07	Enrollment
		FTE
		% of Schools
Total Expenditures -Support Services Business Admin	3,614,080	
Support Services/Operation & Maintenance of Plant (Function 2600)		
Salaries -Administrator	196,003	
Salaries -Secretarial	358,452	
Salaries -Warehouseman	474,895	
Salaries - Aides	9,384	
Salaries -Deliverymen	351,859	
Salaries -Security	50,200	
Salaries -Director/Coordinator	537,898	
Salaries -Custodians	7,182,551	
Salaries -Sweepers	2,004,002	
Salaries - Summer Help	93,000	
Salaries - Journeymen	3,878,695	
Salaries Apprentice	118,208	
Salaries - Other	(116,000)	
Total Salaries	15,139,147	
Employee Benefits	6,614,949	
Purchased Services	1,399,250	
Utilities and Supplies	18,717,139	
Property	10,000	
Other Objects	12,100	
Total Expenditures-Support Services/Operation & Maint. Of Plant	41,892,585	
Support Services/Student Transportation Services - Function 2100		
Salaries -Secretarial &Clerical	630,065	
Salaries - Supervisors	91,720	
Salaries - Bus Drivers	5,433,849	
Salaries -Mechanics	785,841	
Salaries -Other	202,062	
Total Salaries	7,143,537	
Employee Benefits	2,995,458	
Purchased Services	290,000	
Supplies & Materials	2,138,700	
Other Objects	7,000	
Total Expenditures - Support Services Student	12,574,695	
Support Services/ Personnel, Planning, and Data Processing - Function 2800		
Salaries	3,597,723	
Employee Benefits	1,471,252	
Purchased Services	2,346,066	
Supplies &Materials	345,402	
Property	14,015	
Other Objects	13,918	

METHODOLOGY OF GENERAL FUND EXPENDITURES		
		Multiplier
GF Expenditures	Proposed Budget JSD 2006-07	Enrollment
		FTE
		% of Schools
Total Expenditures-Support Services/Personnel, Planning, and Data Proc.	7,788,376	
Support Services/Other - Function 3300		
Salaries	120,869	
Employee Benefits	47,392	
Purchased Services	6,800	
Supplies & Materials	4,550	
Other Objects	900	
Total Expenditures - Support Services/Other	180,511	

I. JORDAN SCHOOL DISTRICT EXPENDITURE INFLATION

The table below illustrates the projected deficiency in the JSD General Fund. The data here illustrates the projected deficiency in revenues versus expenditures to balance the undesignated funds. JSD has indicated that actual undesignated fund balance may show a surplus at year end due to the inflated nature of the expenditures.

GENERAL FUND		2006-07
Revenue		
Local Sources		\$91,628,055
State Sources		283,315,987
Federal Sources		23,646,837
Total Revenue		398,590,879
per Pupil		5,076
Expenditures		
		420,222,652
per Pupil		5,352.20
Excess (Deficiency)		(21,631,773)
Other Finance Sources		
Interfund Transfer In (10% of Basic)(1)		5,172,524
Capital Leases		-
Fund Balance Beginning of Year		78,943,447
Ending Fund Balance		64,329,814

FUND BALANCE		2006-07
Reserved for:		
Inventories		229,303
Encumbrances		-
Unreserved for:		
Designated for Undistributed Reserve (2)		20,606,000
Designated for Programs		18,360,370
Compensated Absences		2,500,000
Retiree Benefits		27,000,000
Undesignated (Available for Appropriation) (3)		
		-

1. State Law allows for certain taxes generated in the capital projects fund to be spent on maintenance and operation items such as text books and supplies. JSD projected that these expenses would be ongoing, indicating future budget procedures would maintain an interfund transfer in. Here the interfund transfer is maintained, but may be preserved in the capital fund to provide for capital needs.

2. The Designated for Undistributed Reserve fund balance is permitted by state law (JSD Budget p 47). This reserve is for contingencies. According to state law, a district may not use undistributed reserves in the negotiation or settlement of contract salaries for district employees. Expenditures from the undistributed reserve require a written

resolution adopted by the Board of Education filed with the Utah State Office of Education and State Auditor. The legal maximum of this fund balance is 5% of the maintenance and operation budget.

3. The proposed JSD budget for 2006-07 shows an undesignated fund balance of \$0, which is required by state law. This fund balance is used as outlined above. However, the actual undesignated fund balance may show a surplus at year end due to the nature of the expenditures.

4. The fund balance is based on the 2006-07 budgets. The projections will change if we were to shift the figures to the 2008-09 Fiscal Year. JSD is projecting a fund balance of \$78,943,447. This will change the projected ending fund balances for the East and West Districts.

J. CAPITAL OUTLAY ENROLLMENT GROWTH AND FOUNDATION CONTRIBUTION

Governing Legislation

53A-21-105. State contribution to capital outlay programs.

(1) As an ongoing appropriation subject to future budget constraints, there is appropriated from the Uniform School Fund for fiscal year 2006-07, \$27,288,900 to the State Board of Education for the capital outlay programs created in Section 53A-21-102.

(2) Of the monies appropriated in Subsection (1), the State Board of Education shall distribute:

- (a) \$24,358,000 in accordance with the Capital Outlay Foundation Program described in Section 53A-21-103; and
- (b) \$2,930,900 in accordance with the Enrollment Growth Program described in Section 53A-21-103.5.

Enrollment and ADM Growth by District and State

The JSD enrollment from 2003-2005 is based on actual October 1 figures, retrieved from JSD. The East and West figures were calculated using the current percent of total enrollment for each district. The enrollment from 2006-2016 is projected.

Table J-1

Oct 1 Enrollment			
	JSD	East	West
2003	74,761	32,057	42,952
2004	75,716	32,467	43,501
2005	77,369	33,176	44,451
2006	78,514	33,666	45,109
2007	81,028	33,638	47,656
2008	83,249	33,425	50,096
2009	86,029	33,438	52,868
2010	88,693	33,432	55,544
2011	91,361	33,409	58,240
2012	93,980	33,103	60,877
2013	96,416	33,257	63,453
2014	98,774	33,132	65,942
2015	101,211	33,019	68,498
2016	103,830	32,876	71,266

The JSD enrollment from 2003-2005 is based on actual October 1 figures, retrieved from JSD (See Table J-2). The East and West figures were calculated using the current percent of total enrollment for each district. The enrollment from 2006-2016 is projected. The 2006 ADM values for JSD and the State are the actual ADM values reported to the state. The ADM for the East and West is projected as a percent of total and projected based on enrollment growth. The State projections were retrieved from the State Office of Education Finance and Statistics Department.

Table J-2

ADM VALUES BY DISTRICT AND STATE					
	JSD	East	West	State	Growth
2006	77,505	33,802	43,703	510,012	
2007	79,890	33,751	45,994	525,660	15,648
2008	82,348	33,699	48,405	541,684	16,024
2009	84,882	33,647	50,943	555,568	13,884
2010	87,494	33,595	53,614	570,703	15,135
2011	90,187	33,487	55,823	586,541	15,838
2012	92,962	33,380	58,122	603,151	16,609
2013	95,823	33,273	60,517	619,459	16,308
2014	98,772	33,166	63,009	635,747	16,288
2015	101,811	33,059	65,605	652,662	16,914
2016	104,944	32,953	68,308	670,070	17,409
2017	108,173	32,848	71,121	687,943	17,873

The enrollment and ADM projections were combined with the analysis of taxable value conducted by the consultants. Using worksheets provided by Utah State Office of Education, the consultants determined the guarantee amount based on the legislative appropriations and the maximum capital outlay rate of .0024. The revenues generated at the maximum rate were then compared to the projected ADM's as described in the enrollment growth section above. The result is the yield per ADM generated by district. The district yield was then compared to the projected guarantee amount to determine state aid, as illustrated in Table J-3.

Capital Outlay Contribution Analysis

The analysis regarding the ADM guarantee assumes similar patterns as historic data indicated in Table J-3. The AAGR of the historic data was used as a multiplier to determine future guarantees. However, the total appropriations were based on the legislative ceilings of \$24,358,000 in accordance with the Capital Outlay Foundation Program described in Section 53A-21-103 and \$2,930,900 in accordance with the Enrollment Growth Program described in Section 53A-21-103.5. The consultants did not assume growth or changes in legislation. This would have the result of reducing the support amount to the Remaining district as the taxable value increases over time at a higher rate than the growth projected.

Table J-3

HISTORIC YIELD PER ADM			PROJECTED YIELD PER ADM		
FY	Foundation Guarantee	Enrollment Growth	FY	Foundation Guarantee	Enrollment Growth
1997	\$347.41	\$343.32	2007	559.32	699.80
1998	379.06	372.28	2008	585.68	746.60
1999	426.23	411.04	2009	613.28	796.54
2000	431.13	467.97	2010	642.18	849.81
2001	444.05	492.42	2011	672.45	906.64
2002	486.42	529.27	2012	704.14	967.28
2003	510.11	561.33	2013	737.32	1031.97
2004	534.03	593.68	2014	772.07	1100.99
2005	529.12	597.10	2015	808.45	1174.63
2006	535.69	611.12	2016	846.55	1253.19
AAGR	4.71%	7%	AAGR	4.71%	7%

K. CAPITAL PROJECTS EXPENDITURES

The table detailed below shows the process for projecting Capital Projects Expenditures. The column titled "Multiplier" indicates the color code associated with the type of allocation used to project each expenditure category.

Multiplier
Average
% Enrollment
% FTE
% of Schools

Expenditures	Actual 2002-03	Actual 2003-04	Actual 2004-05	Final Amended 2005-06	Proposed JSD 2006-07	Projected JSD 2007-08	Projected JSD 2008-09	Projected JSD 2009-10	5 year Average	Multiplier
Salaries	408,311	400,561	460,405	455,890	468,444	477,813	487,369	497,117	438,722	
Employee Benefits	130,506	133,322	149,564	158,589	172,961	178,150	183,494	188,999	148,988	
Interest and Bond Expense	187,889	158,626	174,125	337,974	190,000	100,000	100,000	100,000	209,723	Not included
Purchased Services	366,320	1,136,942	324,915	180,000	180,000	203,037	147,137	133,884	437,635	
Supplies and Other Supplies, Textbooks and Equipment (New Schools)	7,092	8,029	5,872	23,000	23,000	5,750,000	5,000,000	-	13,399	
Land & Improvements	175,505	1,175,771	2,442,002	3,999,189	-	-	-	-	1,558,493	Attributed to West District
Buildings	3,056,824	3,438,462	6,268,570	6,654,000	9,723,333	10,976,190	10,799,048	14,150,000	8,133,303	
Equipment	39,839,515	42,304,865	60,293,558	52,916,925	59,738,000	88,750,000	125,762,500	107,240,500	72,105,733	
School Equipment										
504 Compliance-										
District Wide	-	-	-	105,000	110,000				43,000	
Applied Tech										
Computer Repl.	159,067	198,788	241,841	205,000	210,000				202,939	
Cafeteria Tables	73,745	61,362	63,867	479,603	34,286				142,573	
Computer Lab										
Furniture	5,260	3,277	-	95,000	100,000				40,707	
Copy Machine Repl.	211,957	258,944	317,107	500,000	525,000				362,602	
Faculty Room										
Furniture	8,860	12,808	24,100	44,794	2,857				18,684	
Fax Machine Repl.	2,656	664	664	-	-				797	

Expenditures	Actual 2002-03	Actual 2003-04	Actual 2004-05	Final Amended 2005-06	Proposed JSD 2006-07	Projected JSD 2007-08	Projected JSD 2008-09	Projected JSD 2009-10	5 year Average	Multiplier
Musical Instrument Repl.	72,122	77,669	83,203	90,000	95,000				83,599	
School Equipment	1,219,416	4,954,495	1,356,738	2,091,570	2,285,712				2,381,586	
School Furniture	258,700	134,200	175,268	1,648,251	617,144				566,713	
District Equipment										
Admin Building										
Telephone System	1,470	0	0	0	-				294	
Equipment/Furniture	48,184	33,044	32,833	185,000	185,000				96,812	
Custodial	193,573	152,418	204,270	198,750	200,350				189,872	
Instructional Media Center	84,365	86,863	49,659	105,000	110,000				87,177	
Maintenance	76,628	69,052	70,204	70,500	70,500				71,377	
Transportation	112,341	118,376	112,846	130,000	130,000				120,713	
Warehouse	37,101	1,200	41,948	38,700	72,200				38,230	
Total Equipment	2,565,445	6,163,160	2,774,548	5,987,168	4,748,049	4,707,049	4,718,199	4,718,199	4,447,674	
Data Processing Equipment										
Administrative Computer Sys	375,235	316,621	285,815	6,150,000	4,200,000				2,265,534	
Computer Purchases- State	-	-	-	250,000	250,000				100,000	
Computer Repair	2,473	6,537	51,688	75,000	75,000				42,140	
Inst. Computer (Dist Wide)	1,316,683	1,192,930	-	1,250,000	1,300,000				1,011,923	
Micro Computer Purchases	173,171	129,559	196,199	280,000	280,000				211,786	
Total Data Processing	1,867,562	1,645,647	533,702	8,005,000	6,105,000	5,110,000	4,160,000	3,320,000	3,631,382	
Vehicles	2,263,527	2,145,236	2,336,370	3,344,091	2,502,500	2,592,500	2,487,500	2,502,500	2,530,704	
Energy Equipment	306,616	340,248	124,084	900,000	910,000	710,000	710,000	710,000	548,491	

L. CAPITAL OUTLAY LAND AND IMPROVEMENT EXPENDITURE PROJECTIONS

The expenses for land and improvement were categorized by district to determine the percentage allocated to east or west as illustrated below. The district projects were divided using the FCI percentage of each district, creating a needs basis for division of projects. Due to the projected

growth in the West versus declining enrollment in the East, LYRB assumed all of the expenditures related to site acquisition would occur in the West. However, the maturity of the schools in the East would indicate a higher expense related to site projects. This is supported through a comparison of the Facility Construction Index for the East and West side schools, comparing the total current repair costs for East vs. West.

Table L-1

DIVISION OF LAND AND IMPROVEMENT EXPENDITURES		
PROJECT	2006-07 BUDGET	% OF TOTAL
District Wide		
Misc. Site Acquisition	3,000,000	30.85%
Asphalt Projects	450,000	4.63%
Sidewalk Projects	100,000	1.03%
MS Delivery Entrances	350,000	3.60%
Tennis Upgrades	113,333	1.17%
Elem. Playground Upgrades	240,000	2.47%
Property Surveys	100,000	1.03%
Total	4,353,333	44.77%
Site Projects: East		
Bingham High Entrance	300,000	3.09%
Butler Elementary Bus Drop	400,000	4.11%
Union MS Site Improvements	300,000	3.09%
Alta High Track	500,000	5.14%
Bingham High Track	100,000	1.03%
Total	1,600,000	16.46%
Site Projects: West		
Redwood Road & 12300 S Overpass	120,000	1.23%
Southland Elem. Bus Drop	300,000	3.09%
Westland Elem. Site Revision	1,700,000	17.48%
Westvale Bus Drop	250,000	2.57%
West Side Bus Facility	1,150,000	11.83%
West Jordan High Track	250,000	2.57%
Total	3,770,000	38.77%
TOTAL	9,723,333	100.00%

Thus, the expenditures allocate all of the site acquisition expenditures to the West District and a majority of the Site Project expenditures to the East. However the growth in the West will inflate the total expenditures on the West at a higher rate. Thus, the expenses for this category represent a value that would maintain a similar level of expenditures, relative to JSD projections, for each of the districts.

The percentage of expenditure allocated to each line item was carried over to the JSD projections. The formulas maintain the relation described above by allocating the land acquisition to the West and the District wide projects based on percentage of current repairs. The relationships between east and west expenditures, pertaining to site projects, were maintained in future projections. This will allow a comparison of any deficits or surpluses in the capital funds, indicating an ability to increase expenditures for site projects and improvements, or the converse need to reduce expenditures (which may create inequality).

Table L-2

FACILITY CONSTRUCTION INDEX BY DISTRICT				
	Gross Area (Sq. Ft)	Current Repair	2001 Replacement Value	FCI
JSD	9,340,797	329,516,466	965,651,797	34%
East	4,948,154	231,433,089	497,742,717	46.5%
% of Total	53.0%	70.2%	51.5%	
West	4,392,643	98,083,377	467,909,080	21.0%
% of Total	47.0%	29.8%	48.5%	

Table L-3

PROJECTED DIVISION OF FY07 LAND EXPENSES			PROJECTED DIVISION OF FY08 LAND EXPENSES			PROJECTED DIVISION OF FY09 LAND EXPENSES			PROJECTED DIVISION OF FY10 LAND EXPENSES		
	East FCI	West FCI		East FCI	West FCI		East FCI	West FCI		East FCI	West FCI
District Wide	70.2%	29.8%	District Wide	70.2%	29.8%	District Wide	70.2%	29.8%	District Wide	70.2%	29.8%
	-	3,000,000		-	3,386,552		-	3,331,897		-	4,365,787
	316,054	133,946		356,777	151,205		351,019	148,765		459,941	194,927
	70,234	29,766		79,284	33,601		78,004	33,059		102,209	43,317
	245,820	104,180		277,494	117,604		273,015	115,706		357,732	151,610
	79,598	33,735		89,855	38,081		88,405	37,467		115,837	49,093
	168,562	71,438		190,281	80,643		187,210	79,341		245,302	103,961
	70,234	29,766		79,284	33,601		78,004	33,059		102,209	43,317
Subtotal	950,502	3,402,831	Subtotal	1,072,975	3,841,288	Subtotal	1,055,658	3,779,294	Subtotal	1,383,230	4,952,012
	9.8%	35.0%		11.0%	39.5%		10.9%	38.9%		14.2%	50.9%
Site Projects	1,600,000	3,770,000	Site Projects	1,806,161	4,255,767	Site Projects	1,777,012	4,187,084	Site Projects	2,328,420	5,486,339
	16.5%	38.8%		18.6%	43.8%		18.3%	43.1%		23.9%	56.4%
TOTAL	2,550,502	7,172,831	TOTAL	2,879,136	8,097,054	TOTAL	2,832,670	7,966,378	TOTAL	3,711,649	10,438,351

Table L-4

GROWTH IN DIVIDED DISTRICTS LAND AND IMPROVEMENT		
	East	West
Projected AAGR FY 2007-2010	13%	13%

Table L-5

GROWTH IN JSD PROJECTED EXPENDITURES	
Projected AAGR	13%
Budgeted AAGR from FY 2003-2010*	24%
<i>*Source: JSD Fiscal Year 2007 Budget</i>	

The total JSD expenditures for this category were then divided based on a percent of total allocated to each subcategory within Land and Improvements. This was done to create projections in the division of expenditures that would maintain the allocation of funds to each district. However, in reality the expenditures for this category are constantly adjusting to immediate or emergency needs which would change the percentage by east and west of total funding from this category. An average annual growth rate was calculated using the projected growth from 2007-2010 for the New and Remaining Districts. This growth rate was then used as a standard to project further expenditures. The JSD budgeted AAGR for this expenditure showed a growth of 24 percent from 2003-2010. However, to maintain consistency we have projected a rate of 13 percent for all districts as illustrated in the table below.

Table L-6

LAND & IMPROVEMENTS BY DISTRICT													
				Projected									
	2006-07 Total	% of Total	Projected AAGR	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
JSD	9,723,333	100%	13%	10,976,190	10,799,048	14,150,000	16,035,046	18,171,215	20,591,962	23,335,197	26,443,884	29,966,706	33,958,833
East	2,550,502	26%	13%	2,879,136	2,832,670	3,711,649	4,206,111	4,766,444	5,401,423	6,120,994	6,936,426	7,860,488	8,907,652
West	7,172,831	74%	13%	8,097,054	7,966,378	10,438,351	11,828,935	13,404,771	15,190,538	17,214,203	19,507,458	22,106,218	25,051,181
<i>*Source: JSD Fiscal Year 2007 Budget, LYRB Office</i>													

M. BUILDING EXPENSE AND \$200 MILLION RENOVATION ALLOCATION

Renovation projects are categorized in the JSD budget in a separate section than new construction or land acquisition and site improvements. Renovation projects are often larger in scale and involve potential large scale upgrades. Building construction projects are budgeted based on new construction, building replacement or building additions. The majority of the Capital Fund budget is spent for this category. To accurately project future expenditures in capital needs, the consultants analyzed historic appropriations in the each category.

Renovation Projects

The consultants determined from the JSD budgets those projects considered renovation or remodeling projects (*Table M-1*).

Table M-1

BUILDING CATEGORY: PROJECTS DEEMED AS RENOVATIONS						
Project	2002-03	2003-04	2004-05	2005-06	2006-07	Area
Alta High	-	-	1,399,589	1,550,000	-	East
Altara Elementary	1,219,047	-	-	-	-	East
Canyon View	-	217,167	11,430	-	-	East
Hillcrest High	822,873	1,133,561	3,660	-	-	East
Indian Hills Middle	134,830	-	-	-	-	West
Jordan Ridge Elementary	106,013	372,244	-	-	-	West
Lone Peak Elementary	-	-	-	450,000	450,000	East
Midvale Elementary	-	-	-	100,000	150,000	East
Midvalley Elementary	555,314	-	-	-	-	East
Mountview Elementary	29,738	41,107	-	-	-	East
Transportation East	69,200	17,359	400,325	132,290	-	East
Valley High	41,296	-	-	-	-	East
Bella Vista Elementary	-	-	-	2,950,000	2,600,000	East
Copperview Elementary	-	-	-	100,000	2,900,000	East
Crescent Elementary	-	-	-	1,750,000	2,788,000	East
Jordan Ridge	-	-	-	-	400,000	West
Lone Peak Elementary	-	111,888	-	-	-	East
Monte Vista Elementary	650,578	-	-	-	-	West
Parklane	-	-	1,049,080	1,688,686	-	East
Peruvian Park Elementary	-	-	-	36,758	1,400,000	East
Quail Hollow Elementary	1,878,921	737,078	-	-	-	East
Rosamond Elementary	475,224	-	-	-	-	West
Silver Mesa Elementary	10,650	-	-	-	-	East
Southland Elementary	13,667	-	-	-	-	West

BUILDING CATEGORY: PROJECTS DEEMED AS RENOVATIONS						
Project	2002-03	2003-04	2004-05	2005-06	2006-07	Area
Sunrise Elementary	638,055	23,872	-	-	-	East
Union Middle	-	-	-	-	1,400,000	East
Willow Canyon Elementary	-	-	1,449,642	2,000,000	-	East
Alta High	745,867	450,212	-	-	-	East
Bingham High Corridors	1,241,154	2,711,865	-	-	-	West
Brighton High	365,511	561,888	-	-	-	East
Canyon View Elementary	495,420	802,030	-	-	-	East
East Midvale Elementary	1,118,247	19,073	-	-	-	East
Indian Hills Middle	-	-	-	-	2,400,000	West
Midvale Middle	45,987	118,806	144,286	-	-	East
West Jordan High	-	390,716	446,682	-	-	West
West Jordan Middle	47,226	3,506	-	-	-	West
Hillcrest High	880,373	-	-	-	-	East
Bell View Plumbing Upgrade	-	-	-	400,000	300,000	-
Bingham High Shops & Performing Arts	-	-	-	-	1,200,000	West
Bluffdale Storage Shed	-	-	36,425	-	-	West
Brighton High Hall Project	1,179,921	-	-	-	-	East
Copperview Plumbing	16,184	-	-	-	-	East
Edgemont Elementary Plumbing Upgrade	266,568	-	-	-	-	East
Granite Elementary Storage Shed	-	-	36,135	-	-	East
Fort Herriman AV Tech Lab	-	-	-	375,000	-	West
Jordan High Storage Shed	-	-	-38,400	-	-	West
Jordan Ridge Elementary Storage Shed	-	-	36,245	-	-	West
Lone Peak Walls/Office	10,411	87,488	-	-	-	East
Riverside Elementary Storage Shed	58,912	-	35,695	-	-	West
Silver Mesa	-	-	-	-	-	East
West Jordan Area Middle Tech Lab	-	-	-	200,000	-	West
Westland Elementary Office Upgrade	-	-	-	300,000	-	West
Transportation East Side	12,682	-	-	-	-	East
Sprucewood Elementary Intercom	-	25,263	135,245	-	-	East
Terra Linda Elementary Intercom	-	63,755	62,280	-	-	West
Total	13,129,869	7,888,878	5,208,319	12,032,734	15,988,000	

Based on these projects, the consultants calculated a five year average to allocate the current estimated renovation need projected by JSD (totaling \$200 million). The consultants allocated each expenditure based on the location of the project, then calculated the average percent of total as illustrated in the table below.

Table M-2

FIVE YEAR AVERAGE RENOVATION EXPENSE						
Renovation Expense	2002-03	2003-04	2004-05	2005-06	2006-07	Average
East	10,402,265	4,346,792	4,629,392	10,757,734	11,688,000	8,364,837
West	2,727,604	3,542,086	578,927	1,275,000	4,300,000	2,484,723
% of Total						
East	79%	55%	89%	89%	73%	77%
West	21%	45%	11%	11%	27%	23%

Utilizing the historic comparison between the East and the West, the consultants projected future expenditures based on a 75/25 percent split. Of the \$200 million renovation expense projected by JSD in the Growth Summit, the New East District is projected to need \$150 million and the Remaining District would need \$50 million.

Building Projects

Building construction projects are budgeted based on new construction, building replacement or building additions. The majority of the Capital Fund budget is spent for this category. The consultants analyzed historic expenditures to map the level of revenues dedicated to this line item. The purpose of analyzing historic expenditures was to assess the projected bond needs forecasted in the Growth Summit. The expenditure methodology developed by the consulting team has the effect of indicating a surplus fund balance when expenditures are compared to revenues. In this way, the feasibility study will show the amount of revenues each district will have for buildings, in addition to the bond proceeds projected by JSD. This excess has been indicated by JSD to be earmarked for unexpected building expenses and as a compensation for inflating construction costs; however, a list of these projects was not provided. However, based on the comparison of historic expenditures, the consultants have determined that a large portion of the Capital Fund revenues have been dedicated to the construction of new facilities. Thus we have assumed the capital facilities projections provided by JSD may be offset by a pay-as-you-go option.

Table M-3

FIVE YEAR AVERAGE BUILDING EXPENSE						
Renovation Expense	2002-03	2003-04	2004-05	2005-06	2006-07	Average
East	10,720,741	4,357,912	11,779,338	29,149,529	25,688,000	16,339,104
West	24,150,281	34,558,945	44,536,116	16,893,309	27,300,000	29,487,730
% of Total						
East	31%	11%	21%	63%	48%	35%
West	69%	89%	79%	37%	52%	65%

N. START UP COST ESTIMATES

To estimate start up costs, the consultants analyzed several source of building valuation. The initial figures presented by JSD included the total book value of the special facilities. The book value deducted accumulated depreciation, as outlined in *Table N-1*. This data was useful in comparing the budgetary valuations. However, the consultants felt these values were not reflective of actual worth.

Table N-1

CURRENT SPECIAL FACILITIES										
NEW EAST DISTRICT	GENERAL DESCRIPTION			BUILDING VALUATION			IMPROVEMENTS			TOTAL
LOCATION	Acres	Sq Ft	Portable Sq Ft	Accumulated Cost	Accumulated Depreciation	Net Book Value	Accumulated Cost	Accumulated Depreciation	Net Book Value	Total Book Value
District Administration Office	8.6	70,921	3,584	6,648,973	3,285,887	3,363,085	1,456,476	242,302	1,214,174	4,577,259
Transportation Facility East	2.2	57,387	-	2,226,991	845,068	1,381,923	1,071,364	175,351	896,013	2,277,936
Expanded						-			-	-
Warehouse***	*	61,134	-	3,009,642	1,650,093	1,359,550	20,500	1,533	18,968	1,378,517
Jordan Resource Center	1.1	28,251	2,688	195,189	39,815	155,374	-	-	-	155,374
Valley High	6.5	25,075	11,088	556,551	370,274	186,277	153,217	67,071	86,146	272,423
JATC-Sandy Campus***	7.9	57,086	6,272	7,458,235	1,962,537	5,495,698	420,948	184,314	236,635	5,732,333
Jordan Valley	10.0	79,935	5,712	10,528,618	3,414,735	7,113,883			-	7,113,883
Auxiliary Services Complex***	19.7	60,182	7,168	6,053,363	1,234,668	4,818,695	407,222	128,332	278,889	5,097,585

Table N-1(Cont.)

CURRENT SPECIAL FACILITIES										
REMAINING WEST DISTRICT	GENERAL DESCRIPTION			BUILDING VALUATION			IMPROVEMENTS			TOTAL
LOCATION	Acres	Sq Ft	Portable Sq Ft	Accumulated Cost	Accumulated Depreciation	Net Book Value	Accumulated Cost	Accumulated Depreciation	Net Book Value	Total Book Value
Transportation Facility West	23.1	9,592	2,688	3,601,462	715,669	2,885,793	319,778	36,117	283,661	3,169,454
JATC-West Jordan Building 1**	8.2	39,820	-	15,858,323	886,970	14,971,353	-	-	-	14,971,353
JATC-West Jordan Building 2**	8.2	86,307	-				-	-	-	-
South Valley	4.6	45,239	-	6,266,957	506,589	5,760,368	77,883	27,486	50,397	5,810,765

* Facility is located on the same site as the East Transportation Facility
 ** Land is leased from SLCC – no ownership of land
 *** These facilities are comprised of multiple buildings/additions. Statistics shown are the first construction date and the current square foot totals

To get an accurate representation of building valuation, the consultants retrieved property values and premiums from the Utah State Division of Risk Management Report for FY 2007 (Table N-2). This report indicated the FY 2007 cost for replacement based on new construction. The valuation also included the contents of the buildings. However, the information in this report was skewed as a result of excluding depreciated value. The valuations of each building were based on replacement according to similarly constructed buildings. The consultants determined that the values from the Risk Management Report were an indication of maximum replacement costs.

Table N-2

JSD BUILDING 2007 RISK MANAGEMENT VALUATIONS		
Building Name	B=Building C=Contents	2007 Value
South Valley School		
8400 S 1700 W	B	5,564,397
West Jordan	C	296,701
Total		5,861,098
Jordan Resource Center		
332 W Center	B	3,474,873
Midvale	C	434,525
Total		3,909,398
Jordan Valley School		
7501 S 1000 E	B	9,681,699
Midvale	C	829,861
Total		10,511,560
Valley High		
11020 S State St	B	3,084,225
Sandy	C	632,619
Total		3,716,844
Jordan Technical Center		
825 E 9085 S	B	4,206,108
Sandy	C	1,904,075
Total		6,110,183
Tech Center #4		
825 E 9085 S	B	3,129,840
Sandy	C	223,479
Total		3,353,319
Tech Center #5		
825 E 9085 S	B	1,127,000
Sandy	C	111,740
Total		1,238,740
District Office		
9361 S 300 E	B	5,886,443
Sandy	C	4,385,196
Total		10,271,639
District Transportation		
9300 S 200 E	B	4,590,960
Sandy	C	577,748
Total		5,168,708

JSD BUILDING 2007 RISK MANAGEMENT VALUATIONS		
Building Name	B=Building C=Contents	2007 Value
Central Warehouse		
225 E 9300 S	B	3,056,750
Sandy	C	1,466,232
Total		4,522,982
Auxiliary Services Bldg #1		
9150 S 500 W	B	2,937,038
Sandy	C	1,150,022
Total		4,087,060
Auxiliary Services Bldg #2		
9150 S 500 W	B	1,021,440
Sandy	C	199,064
Total		1,220,504
Auxiliary Services Bldg #3		
9150 S 500 W	B	879,920
Sandy	C	341,253
Total		1,221,173
Auxiliary Services Bldg #4		
9150 S 500 W	B	61,800
Sandy	C	345,006
Total		406,806
Auxiliary Services Bldg #5		
9150 S 500 W	B	328,000
Sandy	C	167,917
Total		495,917
West Side Transportation		
8370 S 4300 W	B	1,544,312
West Jordan	C	167,609
Total		1,711,921
9301 S Wights Fort Rd	B	6,411,020
West Jordan	C	818,878
Total		7,229,898
9301 S Wights Fort Rd	B	10,615,761
West Jordan	C	518,264
Total		11,134,025

Marshall and Swift Estimates

Table N-3

MARSHALL AND SWIFT ESTIMATES PROPERTY VALUES FOR FY 2007					
Building Name	B=Building C=Contents	2007 Value	Acres	Cost Per Acre	Total
				\$ 250,000	
South Valley School					
8400 S 1700 W	B	5,652,859			
West Jordan	C	296,701	4.6	1,147,500	7,097,060
Total		5,949,560			
Jordan Resource Center					
332 W Center	B	529,187			
Midvale	C	434,525	1.1	277,500	1,241,212
Total		963,712			
Jordan Valley School					
7501 S 1000 E	B	4,256,484			
Midvale	C	829,861	10.0	2,500,000	7,586,345
Total		5,086,345			
Valley High					
11020 S State St	B	617,224			
Sandy	C	632,619	6.5	1,625,000	2,874,843
Total		1,249,843			
Jordan Technical Center					
825 E 9085 S	B	2,283,844			
Sandy	C	1,904,075			
Total		4,187,919			
Tech Center #4					
825 E 9085 S	B	2,670,737			
Sandy	C	223,479			
Total		2,894,216			
Tech Center #5					
825 E 9085 S	B	1,614,932			
Sandy	C	111,740	7.9	1,970,000	10,778,807
Total		1,726,672			
District Office					
9361 S 300 E	B	2,178,012			

**MARSHALL AND SWIFT ESTIMATES
PROPERTY VALUES FOR FY 2007**

Building Name	B=Building C=Contents	2007 Value	Acres	Cost Per Acre	Total
Sandy	C	4,385,196	8.6	2,137,500	8,700,708
Total		6,563,208			
District Transportation					
9300 S 200 E	B	1,465,033			
Sandy	C	577,748	2.2	555,000	2,597,781
Total		2,042,781			
Central Warehouse					
225 E 9300 S	B	1,154,595			
Sandy	C	1,466,232			2,620,827
Total		2,620,827			
Auxiliary Services Bldg #1					
9150 S 500 W	B	1,948,836			
Sandy	C	1,150,022			
Total		3,098,858			
Auxiliary Services Bldg #2					
9150 S 500 W	B	991,691			
Sandy	C	199,064			
Total		1,190,755			
Auxiliary Services Bldg #3					
9150 S 500 W	B	650,371			
Sandy	C	341,253			
Total		991,624			
Auxiliary Services Bldg #4					
9150 S 500 W	B	59,056			
Sandy	C	345,006			
Total		404,062			
Auxiliary Services Bldg #5					
9150 S 500 W	B	433,452			
Sandy	C	167,917	19.7	4,920,000	11,206,668

MARSHALL AND SWIFT ESTIMATES PROPERTY VALUES FOR FY 2007					
Building Name	B=Building C=Contents	2007 Value	Acres	Cost Per Acre	Total
Total		601,369			
West Side Transportation					
8370 S 4300 W	B	648,256			
West Jordan	C	167,609	23.1	5,777,500	6,593,365
Total		815,865			
9301 S Wights Fort Rd	B	5,512,820			
West Jordan	C	818,878			
Total		6,331,698			
9301 S Wights Fort Rd	B	9,871,431			
West Jordan	C	518,264	8.2	2,037,500	18,758,893
Total		10,389,695			
				TOTAL	80,056,509

Table N-4

MARSHAL AND SWIFT ESTIMATED CURRENT VALUE BY DISTRICT	
East	\$47,607,191
West	32,449,318
Total	80,056,509
Difference East: West	15,157,873

The Marshall & Swift estimates include the value of land associated with each building. Based on these estimates the total valuation of the properties analyzed equals \$80,056,509, with the East District assets valued at \$47,607,191 and the West District at \$32,449,318. Due to limited legislative clarification, there could be three potential settlement options. The settlement could be based on an equal division, a percentage of enrollment, or based on the division of taxable value. However, due to the language in Utah Code Section 53A-2-105 regarding the division of assets, the consultants chose to base the settlement option on the percent of enrollment. Table N-5 shows the total assets for the properties analyzed, with an apportioned amount per district based on percentage of enrollment. The difference in the West District's actual assets and the project assets is the settlement the consultants have projected for the West District.

Table N-5

DIVISION OF ASSETS BASED ON ENROLLMENT	
Total Assets	80,056,509
Projected East District	34,327,906
Projected West District	45,728,603
Actual West District	32,449,318
Difference	13,279,285

In addition, the consultants projected the new construction necessary to provide adequate service. The consultants used an assumed need percentage to calculate the square foot addition needed per district. The total square feet needed was then multiplied by a new construction cost of \$200 per sqft. to determine the overall new building costs, shown in the tables below.

Table N-6

EAST	SQ FEET	SQ FT NEEDED	DIFFERENCE	ASSUMED NEED
District Administration Office	70,921	56,737	14,184	80%
Transportation Facility East	57,387	34,432	22,955	60%
Warehouse***	61,134	36,680	24,454	60%
Jordan Resource Center	28,251	16,951	11,300	60%
Valley High	25,075	15,045	10,030	60%
JATC-Sandy Campus***	57,086	91,607	(34,521)	50%
"South Valley"	-	27,143	(27,143)	60%
Jordan Valley	79,935	47,961	31,974	60%
Auxiliary Services Complex***	60,182	36,109	24,073	60%
TOTAL	439,971	362,665	77,306	
Total new construction sq ft	61,664			
Cost per sq ft	200			
Building costs	12,332,780			

Table N-7

WEST	SO FEET	SQ FT NEEDED	DIFFERENCE	ASSUMED NEED
District Building	-	56,737	(56,737)	80%
Transportation Facility West	9,592	50,234	(40,642)	75%
Warehouse	-	45,851	(45,851)	75%
Resource Center	-	21,188	(21,188)	75%
"Valley High"	-	18,806	(18,806)	75%
JATC-West Jordan Campus	126,127	109,928	16,199	60%
South Valley	45,239	33,929	11,310	75%
"Jordan Valley"	-	59,951	(59,951)	75%
"Auxiliary Services Complex"	-	45,137	(45,137)	75%
TOTAL	180,958	441,761	(260,803)	
Total new construction sq ft	241,997			
Cost per sq ft	200			
Building costs	48,399,320			

The result of the above analysis is to project the additional capacity each district would be required to build to meet the assumed need. To project the total start up costs, the consultants also included a variable for potential legal, consulting, and moving fees that would occur during the transition of the division. In addition, the consultant projected costs associated with the transfer and implementation of new information systems for each district. The Remaining district would be required to develop new network connections and establish a new hub for the computer system. In addition, each district would have costs associated with the transfer of records and the changes in software to function under new district parameters. The projected expense of \$4 million is reflective of information provided by JSD regarding the development of a broadband system from (detailed in *Table N-9*).

Table N-8

SUMMARY OF STARTUP COSTS		
Start Up Costs	New District	Remaining District
Building Costs	6,904,100	48,399,320
Settlement with West	13,422,035	(13,422,035)
Computer system	4,000,000	4,000,000
Legal, consulting, moving, etc.	1,500,000	1,500,000
TOTAL	25,826,135	40,477,285

The estimated ongoing information system costs from *Table N-9* were used as a benchmark for ongoing capital expenditures relating to information system expenses.

The totals from *Table N-8* were then used to project the tax impact per residential and commercial valuation. In order to project the yearly impact, the consultants assumed duration of fifteen years at a rate of five percent. The consultants also assumed 0.75% in issuance costs. The projected bond schedule by New East and Remaining West District for the start up costs is illustrated *Table N-10* and *N-11*.

Table N-10

NEW DISTRICT BOND -- STARTUP COSTS	
Project costs	25,683,385
Term in years	15
Bond rate	5.00%
Costs of issuance	0.75%
Bond Amount	25,876,010

Table N-9

ESTIMATED INFORMATION SYSTEM COSTS	
Cost Category	Estimated Budget Requirements
One Time Costs	
Wide Area Network	\$70,000
Network Infrastructure	\$857,500
Battery Backup & Power Management	\$70,000
Storage Area Network	\$70,000
Server Farm	\$175,000
Server/Network Cabinets	\$70,000
Local Area Network	\$105,000
Wireless Local Area Network	\$122,500
Enterprise Operating System Licenses	\$180,000
Application Licenses	\$2,250,000
Data Conversion	\$52,500
Project Management	\$210,000
Technical Support	\$245,000
Technical Training	\$175,000
End User Training	\$180,000
One Time Total	\$4,832,500
Ongoing Costs	
Capital Outlay (Refresh, upgrades, etc.)	\$1,800,000
Info Systems Departmental Ongoing	\$2,917,961
Instructional Technology Ongoing	\$722,125
Ongoing Total	\$5,440,086

Table N-11

BOND YEAR	CALENDAR YEAR	PAYMENT	INTEREST	PRINCIPAL	PRINCIPAL REMAINING	TAXABLE VALUE	TAX RATE NEEDED	PER \$100K RESIDENTIAL	PER \$100K COMMERCIAL
1	2009	(\$2,492,954)	1,293,801	1,199,154	24,676,857	13,946,481,462	0.0001788	9.83	17.88
2	2010	(\$2,492,954)	1,233,843	1,259,111	23,417,746	14,873,328,846	0.0001676	9.22	16.76
3	2011	(\$2,492,954)	1,170,887	1,322,067	22,095,679	15,677,572,686	0.0001590	8.75	15.90
4	2012	(\$2,492,954)	1,104,784	1,388,170	20,707,509	16,506,434,630	0.0001510	8.31	15.10
5	2013	(\$2,492,954)	1,035,375	1,457,579	19,249,930	17,360,691,582	0.0001436	7.90	14.36
6	2014	(\$2,492,954)	962,497	1,530,458	17,719,473	18,241,145,603	0.0001367	7.52	13.67
7	2015	(\$2,492,954)	885,974	1,606,980	16,112,492	19,148,624,744	0.0001302	7.16	13.02
8	2016	(\$2,492,954)	805,625	1,687,329	14,425,163	20,083,983,907	0.0001241	6.83	12.41
9	2017	(\$2,492,954)	721,258	1,771,696	12,653,467	21,048,105,729	0.0001184	6.51	11.84
10	2018	(\$2,492,954)	632,673	1,860,281	10,793,186	21,785,499,837	0.0001144	6.29	11.44
11	2019	(\$2,492,954)	539,659	1,953,295	8,839,892	22,539,328,374	0.0001106	6.08	11.06
12	2020	(\$2,492,954)	441,995	2,050,959	6,788,932	23,309,960,506	0.0001069	5.88	10.69
13	2021	(\$2,492,954)	339,447	2,153,507	4,635,425	24,097,773,754	0.0001035	5.69	10.35
14	2022	(\$2,492,954)	231,771	2,261,183	2,374,242	24,903,154,183	0.0001001	5.51	10.01
15	2023	(\$2,492,954)	118,712	2,374,242	0	25,726,496,600	0.0000969	5.33	9.69

Table N-12

REMAINING WEST BOND -- STARTUP COSTS	
Project costs	48,399,320
Term in years	(13,279,285)
Bond rate	4,000,000
Costs of issuance	1,500,000
Bond Amount	40,620,035

Table N-13

BOND YEAR	CALENDAR YEAR	PAYMENT	INTEREST	PRINCIPAL	PRINCIPAL REMAINING	TAXABLE VALUE	TAX RATE NEEDED	PER \$100K RESIDENTIAL	PER \$100K COMMERCIAL
1	2009	(\$3,942,778)	2,046,234	1,896,544	39,028,142	11,732,596,743	0.0003361	18.48	33.61
2	2010	(\$3,942,778)	1,951,407	1,991,371	37,036,771	13,078,114,079	0.0003015	16.58	30.15
3	2011	(\$3,942,778)	1,851,839	2,090,939	34,945,832	14,525,516,190	0.0002714	14.93	27.14
4	2012	(\$3,942,778)	1,747,292	2,195,486	32,750,346	16,083,300,291	0.0002451	13.48	24.51
5	2013	(\$3,942,778)	1,637,517	2,305,261	30,445,085	17,760,704,816	0.0002220	12.21	22.20
6	2014	(\$3,942,778)	1,522,254	2,420,524	28,024,562	19,567,775,297	0.0002015	11.08	20.15
7	2015	(\$3,942,778)	1,401,228	2,541,550	25,483,012	21,515,436,154	0.0001833	10.08	18.33
8	2016	(\$3,942,778)	1,274,151	2,668,627	22,814,385	23,615,568,912	0.0001670	9.18	16.70
9	2017	(\$3,942,778)	1,140,719	2,802,059	20,012,326	25,881,097,428	0.0001523	8.38	15.23
10	2018	(\$3,942,778)	1,000,616	2,942,162	17,070,165	27,884,966,293	0.0001414	7.78	14.14
11	2019	(\$3,942,778)	853,508	3,089,270	13,980,895	30,013,007,089	0.0001314	7.23	13.14
12	2020	(\$3,942,778)	699,045	3,243,733	10,737,162	32,273,348,392	0.0001222	6.72	12.22
13	2021	(\$3,942,778)	536,858	3,405,920	7,331,242	34,674,668,053	0.0001137	6.25	11.37
14	2022	(\$3,942,778)	366,562	3,576,216	3,755,026	37,226,230,964	0.0001059	5.83	10.59
15	2023	(\$3,942,778)	187,751	3,755,026	0	39,937,929,434	0.0000987	5.43	9.87

O. Capital Facilities Growth Projections

Table O-1

AVERAGE COST 2006 (NOT INCLUDING LAND)								
	Bldg Cost	Acres Needed	Land Cost	Cost per Acre	FF&E	Total Cost	Appreciation Rate	Additional Operating Expense
Elementary school	15,900,000	12	3,000,000	250,000	800,000	19,700,000	5%	404,000
Middle school	28,100,000	22	5,500,000	250,000	1,600,000	35,200,000	5%	1,098,000
High school	52,750,000	55	13,750,000	250,000	5,000,000	71,500,000	5%	2,182,000

Source: JSD Growth Summit

Table O-2

NEW SCHOOLS NEEDED		Total	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
East	Elementary schools	-											
	Middle schools	1				0.5	0.5						
	High schools	-											
	Total	1.0	-	-	-	0.5	0.5	-	-	-	-	-	-
West	Elementary schools	20		4.0	4.0	2.0	3.0	1.0	1.0	2.0	2.0	1.0	-
	Middle schools	4		1.0	1.0	1.0				0.5	0.5		-
	High schools	1			0.5	0.5							-
	Total	25	-	5	6	4	3	1	1	3	3	1	-

Table O-3

ESTIMATED SCHOOL COSTS (000's)		Total	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
East	Elementary schools	-		-	-	-	-	-	-	-	-	-	-
	Middle schools	43,855		-	-	-	21,392	22,462	-	-	-	-	-
	High schools	-		-	-	-	-	-	-	-	-	-	-
	Total	43,855	-	-	-	-	21,392	22,462	-	-	-	-	-

	Subtotal	193,855	-	-	-	45,000	36,393	37,463	15,000	15,000	15,000	15,000	15,000
	Less: Reauth Bonds	-	-	-	-	-	-	-	-	-	-	-	-
	Total East	193,855	-	-	-	45,000	36,393	37,463	15,000	15,000	15,000	15,000	15,000
West	Elementary schools	482,819	-	-	-	215,227	71,836	25,143	26,400	55,440	58,212	30,561	-
	Middle schools	167,285	-	-	-	116,516	-	-	-	24,765	26,003	-	-
	High schools	80,799	-	-	-	80,799	-	-	-	-	-	-	-
	Ren. & Rmdl	50,000	-	-	-	15,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
	Subtotal	780,903	-	-	-	427,543	76,836	30,143	31,400	85,205	89,215	35,561	5,000
	Less: Re Auth. Bonds	196,000	-	-	-	196,000	-	-	-	-	-	-	-
	Total West	584,903	-	-	-	231,543	76,836	30,143	31,400	85,205	89,215	35,561	5,000
	Total JSD	778,759	-	-	-	472,543	113,229	67,605	46,400	100,205	104,215	50,561	20,000

P. CMOE Surveys developed based on employee classification of either certified or classified.

These surveys were distributed electronically through the Jordan School District email system to certificated employees; physical copies were distributed to classified employees.

Classified Employee's Perceptions of the Potential Affects of the Proposed Jordan School District Division

A feasibility study of the possible east/west division of the Jordan School District along the Jordan River axis has been initiated by the communities of Sandy, Cottonwood Heights, Draper, Midvale, Alta and Salt Lake County. They have jointly commissioned a consulting team to conduct an independent, comprehensive analysis of the potential outcomes of such a division. An important element of the analysis is understanding employee perceptions of how a division of the district might affect job security, salary and benefit security, seniority, employee motivation, change accommodation, etc. The purpose of this survey is to solicit district employees' opinions of how they feel the proposed district split would affect them and their co-employees personally as well as impact the programs and services they provide to students.

A significant change, like a division of a school district, is something that employees will want to consider carefully. As you answer the questions in this survey, please take into consideration that in 2006 the legislature passed a law (UCA 53A-2-122) pertaining to a school district division, which specifically mandates that employees in a new district will keep the same benefits, salary and seniority as they had before the district was divided.

This survey is structured to ensure confidentiality. Your commitment, therefore, to answer each question honestly and completely is vital to ensuring the resulting analysis is meaningful for the overall feasibility study.

Your response to this survey is due by March 17th, 2007. If you have questions or concerns regarding this survey, please call CMOE at (801)569-3444 extension 3108.

Thank you for your participation.

Where do you currently live?

- A) Within Jordan School District; west of Jordan River
- B) Within Jordan School District; east of Jordan River
- C) Outside of Jordan School District boundaries

How long have you worked for Jordan School District?

- A) Less than 5 years
- B) 6-10 years
- C) 11-15 years
- D) More than 16 years

Where in Jordan School District boundaries do you currently work?

- A) West of Jordan River
- B) East of Jordan River
- C) Both east and west of Jordan River

1) How would you describe your awareness of the potential division of Jordan School District?

- A) I am very aware of the proposal
- B) I am aware of the proposal
- C) I am unaware of the proposal
- D) I am very unaware of the proposal

2) Considering available resources, programs, education quality, salary and benefits, parental involvement, student achievement, etc. what size school district do you prefer to work in?

- A) 0,000 to 30,000 students

- B) 31,000 to 50,000 students
- C) 51,000 to 80,000 students
- D) More than 81,000 students
- E) No preference

3) Some studies have indicated that smaller school districts result in smaller school enrollments. Do you believe that a division of Jordan School District will result in small school enrollments?

- A) Yes, in both districts
- B) Yes, but only in the district east of Jordan River
- C) Yes, but only in the district west of Jordan River
- D) No, in both districts

4) If Jordan School District is divided, how do you perceive resources for programs (i.e., special resource instructors, Title 1 schools, etc.) will be affected? (You may choose more than one answer)

- A) No affect on programs
- B) Programs in both districts will improve
- C) Programs in both districts will diminish
- D) Programs in the district east of Jordan River will improve
- E) Programs in the district west of Jordan River will improve
- F) Programs in the district east of Jordan River will diminish
- G) Programs in the district west of Jordan River will diminish

5) If Jordan School District is divided, how will district responsiveness and services be affected? (You may choose more than one answer)

- A) No affect on responsiveness and services
- B) Responsiveness and service in both districts will improve
- C) Responsiveness and service in both districts will diminish
- D) Responsiveness and service in the district east of Jordan River will improve
- E) Responsiveness and service in the district west of Jordan River will improve
- F) Responsiveness and service in the district east of Jordan River will diminish
- G) Responsiveness and service in the district west of Jordan River will diminish

6) For you personally, which of the following, if any, is the most important element of your job?

- A) Job security
- B) Salary
- C) Health care benefits
- D) Other benefits
- E) Retirement
- F) Seniority
- G) School location
- H) Career opportunities
- I) None of the above

7) For you personally, which of the following, if any, is the most concerning element of your job when considering a division of Jordan School District?

- A) Job security
- B) Salary
- C) Health care benefits

- D) Other benefits
- E) Retirement
- F) Seniority
- G) School location
- H) Career opportunities
- I) None of the above

8) For you personally, which of the following, if any, might benefit the most when considering a division of Jordan School District?

- A) Job security
- B) Salary
- C) Health care benefits
- D) Other benefits
- E) Retirement
- F) Seniority
- G) School location
- H) Career opportunities
- I) None of the above

9) A State Statute (UCA 53A-2-122) requires that salary, benefits and seniority remain the same if a district is divided. How does this effect your feelings about a possible division of Jordan School District?

- A) I am highly comfortable with the possible effects
- B) I am comfortable with the possible effects
- C) I am uncomfortable with the possible effects
- D) I am highly uncomfortable with the possible effects

10) If Jordan School District is divided, how would your retirement plans be influenced?

- A) I will retire earlier than planned
- B) I will retire later than planned
- C) I will retire as I have already planned
- D) I am unsure how my retirement plans would be influenced

11) Please provide any comments about issues not covered in this survey regarding the possibility of a division of Jordan School District

Certificated Employee's Perceptions of the Potential Affects of the Proposed Jordan School District Division

A feasibility study of the possible east/west division of the Jordan School District along the Jordan River axis has been initiated by the communities of Sandy, Cottonwood Heights, Draper, Midvale, Alta and Salt Lake County. They have jointly commissioned a consulting team to conduct an independent, comprehensive analysis of the potential outcomes of such a division. An important element of the analysis is understanding employee perceptions of how a division of the district might affect job security, salary and benefit security, seniority, employee motivation, change accommodation, etc. The purpose of this survey is to solicit district employees' opinions of how they feel the proposed district split would affect them and their co-employees personally as well as impact the programs and services they provide to students.

A significant change, like a division of a school district, is something that employees will want to consider carefully. As you answer the questions in this survey, please take into consideration that in 2006 the legislature passed a law (UCA 53A-2-122) pertaining to a school district division, which specifically mandates that employees in a new district will keep the same benefits, salary and seniority as they had before the district was divided.

This survey is structured to ensure confidentiality. Your commitment, therefore, to answer each question honestly and completely is vital to ensuring the resulting analysis is meaningful for the overall feasibility study.

Your response to this survey is due by March 17th, 2007. If you have questions or concerns regarding this survey, please call CMOE at (801)569-3444 extension 3108.

Thank you for your participation.

Where do you currently live?

- | | |
|--|---|
| <input type="radio"/> A) Within Jordan School District; west of Jordan River | <input type="radio"/> C) Outside of Jordan School District boundaries |
| <input type="radio"/> B) Within Jordan School District; east of | |

How long have you worked for Jordan School District?

- A) Less than 5 years
- B) 6-10 years
- C) 11-15 years
- D) More than 16 years

Where in Jordan School District boundaries do you currently work?

- A) West of Jordan River
- B) East of Jordan River
- C) Both east and west of Jordan River

2) How would you describe your awareness of the potential division of Jordan School District?

- A) I am very aware of the proposal
- B) I am aware of the proposal
- C) I am unaware of the proposal
- D) I am very unaware of the proposal

3) Considering available resources, programs, education quality, salary and benefits, parental involvement, student achievement, etc. what size school district do you prefer to work in?

- A) 0,000 to 30,000 students
- B) 31,000 to 50,000 students
- C) 51,000 to 80,000 students
- D) More than 81,000 students
- E) No preference

4) Some studies have indicated that smaller school districts result in smaller school enrollments. Do you believe that a division of Jordan School District will result in small school enrollments?

- A) Yes, in both districts
- B) Yes, but only in the district east of Jordan River
- C) Yes, but only in the district west of Jordan River
- D) No, in both districts

4) If Jordan School District is divided, how do you perceive class sizes will be affected?

- A) Class sizes will decrease in the district east of Jordan River
- D) Class sizes will decrease in the district west of Jordan River
- C) Class sizes will increase in both districts
- D) Class sizes will decrease in both districts
- E) Class sizes will remain the same in both districts

5) If Jordan School District is divided, how do you perceive resources for programs (i.e., special resource instructors, Title 1 schools, etc.) will be affected? (You may choose more than one answer)

- A) No affect on programs
- B) Programs in both districts will improve
- C) Programs in both districts will diminish
- D) Programs in the district east of Jordan River will improve
- E) Programs in the district west of Jordan River will improve
- F) Programs in the district east of Jordan River will diminish
- G) Programs in the district west of Jordan River will diminish

5) If Jordan School District is divided, how will district responsiveness and services be affected? (You may choose more than one answer)

- A) No affect on responsiveness and services
- B) Responsiveness and service in both districts will improve
- C) Responsiveness and service in both districts will diminish
- D) Responsiveness and service in the district east of Jordan River will improve
- E) Responsiveness and service in the district west of Jordan River will improve
- F) Responsiveness and service in the district east of Jordan River will diminish
- G) Responsiveness and service in the district west of Jordan River will diminish

6) For you personally, which of the following, if any, is the most important element of your job?

- A) Job security
- B) Salary
- C) Health care benefits
- D) Other benefits
- E) Retirement
- F) Seniority
- G) School location
- H) Career opportunities
- I) None of the above

7) For you personally, which of the following, if any, is the most concerning element of your job when considering a division of Jordan School District?

- A) Job security

- B) Salary
- C) Health care benefits
- D) Other benefits
- E) Retirement
- F) Seniority
- G) School location
- H) Career opportunities
- I) None of the above

8) For you personally, which of the following, if any, might benefit the most when considering a division of Jordan School District?

- A) Job security
- B) Salary
- C) Health care benefits
- D) Other benefits
- E) Retirement
- F) Seniority
- G) School location
- H) Career opportunities
- I) None of the above

9) A State Statute (UCA 53A-2-122) requires that salary, benefits and seniority remain the same if a district is divided. How does this effect your feelings about a possible division of Jordan School District?

- A) I am highly comfortable with the possible effects
- B) I am comfortable with the possible effects

- C) I am uncomfortable with the possible effects
- D) I am highly uncomfortable with the possible effects

10) If Jordan School District is divided, how would your retirement plans be influenced?

- A) I will retire earlier than planned
- B) I will retire later than planned
- C) I will retire as I have already planned
- D) I am unsure how my retirement plans would be influenced

11) Please provide any comments about issues not covered in this survey regarding the possibility of a division of Jordan School District
