



City of Phoenix
Human Services Department
Education Division

**Summary of the Request to Purchase a Modular Building for
Deer Valley Unified School District**

Background

The Deer Valley Unified School District (Deer Valley) provides Head Start preschool services to 235 children, which accounts for 20% of the community's eligible population. Early Head Start children attend full school-day sessions five days a week, and Head Start Preschool children attend full school-day sessions four days a week.

Deer Valley has been a Head Start education provider for more than 30 years and is still utilizing a modular building purchased in 1994. The current building, which provides early education experiences to 20 children, needs a roof and flooring repair, but the cost of this type of renovation exceeds the value of the building.

Deer Valley's Head Start enrollment has increased significantly over the past year from 100 to 235 children from birth to age five. Additional classroom space is needed to meet the needs of the growing population of eligible children.

Purpose of the Project

Deer Valley aims to create an improved educational environment offering high-quality learning experiences for up to 40 preschool children. This location has maintained high enrollment and attendance for over 30 years and is a crucial hub for families with young children within the local community.

Analysis of Project

To ensure compliance with all regulatory requirements in the Head Start Program Performance Standard, 1303—Subpart E—Facilities, Deer Valley hired BBG Real Estate

Services (BBG) to conduct a comprehensive project analysis. BBG's analysis shows that no available properties nearby can replace the planned modular building.

The analysis also includes market data, cost comparisons, regional overviews, and analytics of the surrounding area to help with decision-making.

See **Attachment B** for the Proposed Modular Building Analysis conducted by BBG Real Estate Services.

Description of the Modular Building

The modular building will cover an area of 2,250 square feet and is designed as a single-tenant facility exclusively for Head Start use. It will be a single-story structure permanently affixed to the site. The building will feature a steel and wood framing system, a pre-fabricated roof truss system, and plywood sheathing with a bitumen layer topped with a finished coat. The flooring will consist of a wood truss system with plywood, and the finished flooring materials will be carpet and vinyl tile. Interior walls and ceilings will be constructed with drywall. A central heat pump will fully service the building. A Class A fire alarm system with a fully wet sprinkler system will be installed.

The building will contain two classrooms, each accommodating up to 20 Head Start Preschool children, for 40 children. The classrooms are 950 square feet (47.5 square feet per child x 20 children), exceeding the minimum requirement of 35 square feet per child. The building will also contain one child's restroom, one adult restroom, and office space for classroom instructional staff. The exterior will be finished in synthetic stucco, with dual-pane windows, a full heat pump air conditioning system, upgraded flooring, and two ADA-compliant restrooms with wainscot. These items increase the cost over a base modular unit but provide additional operational cost savings and increased longevity.

The property, owned by Deer Valley, features an outdoor space of 12,000 square feet (300 square feet per child for 40 children), which exceeds the minimum requirement of 75 square feet per child. It includes an existing playground, an outdoor learning environment, and an outdoor space of 12,000 square feet (300 square feet per child x 40 children), exceeding the minimum requirement of 75 square feet per child. It has an existing playground and outdoor learning environment.

Funding the Project

The City of Phoenix Head Start's Birth to Five Program identified \$4,810,347 in salary, fringe benefits, and contractual expenses savings in its carryover request, which was approved by the Region IX Office of Head Start in June 2024.

The modular building costs \$850,045, funded out of the identified salary savings. Deer Valley must provide \$212,511 as a non-federal match, 25 percent of this cost.

Capital Improvement Request

The City of Phoenix Head Start Birth to Five Program requests approval to purchase a modular building for Deer Valley, which is expected to be completed on or around August 1, 2025.

This modular building will be on the Sunrise Elementary School campus at 17624 North 31 Avenue, Phoenix, Arizona, 85053. It will contain two classrooms, restrooms for children and adults, and office space for instructional staff.

The purpose of this facility is to provide high-quality educational experiences for young children.