Building Tennessee’s Tomorrow:
Anticipating the State’s Infrastructure Needs
July 2004 through June 2009

Table of Contents

EXECUTIVE SUMMARY ................................................................................................................................. i

OVERVIEW ......................................................................................................................................................... 1
  Why inventory public infrastructure needs? ........................................................................................................ 2
  What infrastructure is included in the inventory? ............................................................................................ 2
  What have we learned about public infrastructure needs? ........................................................................... 3
  What else needs to be done? ..................................................................................................................................... 6

INTRODUCTION: BASICS OF THE PUBLIC INFRASTRUCTURE NEEDS INVENTORY .......... 7
  Short-Term and Long-Range Planning: Often the One Opportunity for Proactive Thinking ................. 8
  Decision Making: Matching Critical Needs to Limited Funding Opportunities .................................... 9
  A Special Case: Annual Review of Conditions and Needs of Public School Facilities .................... 9
  Increased Public Awareness, Better Communication, and Collaboration ............................................... 10

REPORTED INFRASTRUCTURE NEEDS STATEWIDE ................................................................. 11
  Total Needs Grow 16% Since Last Report—Transportation and Utilities Category
    Continues to Lead ........................................................................................................................................ 11
  Transportation, Education, and Water and Wastewater Continue
    to Dominate Statewide Needs .................................................................................................................... 14
  City Ownership Dominates Four of the Six Major Categories of Need ............................................. 16
  Stage of Development Varies with Type of Project; State Needs Are Far
    More Likely to be in the Conceptual Stage ............................................................................................... 16
  Projects Included in Capital Improvements Programs are Far More Likely
    to be Under Construction Than Projects That Are Not in Those Planning Documents ........ 19
  State and Federal Mandates Affect Less Than 5% of All Projects and Account for Only 3.8%
    of Elementary and Secondary School Needs ......................................................................................... 20

FUNDING THE STATE’S INFRASTRUCTURE NEEDS ................................................................. 23
  Less Than Half of All Infrastructure Needs in the Current Inventory
    Are Fully Funded ....................................................................................................................................... 23
  Local Revenues Remain the Principal Source of Funding for Fully Funded
    Infrastructure Needs but Have Declined Substantially ......................................................................... 26
REPORTED PUBLIC SCHOOL FACILITY CONDITIONS AND NEEDS .......................................... 29

Enrollment Growth Now Appears to be the Biggest Factor Driving School Infrastructure Needs .............................................................................................................................................................................. 30

New School Building Needs Decline; Primary Reason for Need Shifts From EIA to Other Factors ............................................................................................................................................................................. 31

Most of Tennessee's Public Schools Are in Good or Excellent Condition, but Substantial Upgrade Needs Remain ............................................................................................................................................................................. 32

Mandate Costs Continue to Decline; EIA Still Dominates What Has Become a Very Small Category of Need ............................................................................................................................................................................. 33


Total Capital Outlays by Public School Systems Have Declined for the Third Year in a Row....... 35

REPORTED INFRASTRUCTURE NEEDS BY COUNTY ................................................................. 37

Greatest Total Needs Reported for Largest Counties ............................................................................................................................................................................. 37

Population Gains Are More Closely Related to Infrastructure Needs Than Population Growth Rates Are ............................................................................................................................................................................. 40

Infrastructure Needs Per Capita Are Not Lower in Counties With Higher Population Densities ............................................................................................................................................................................. 42

Greatest Need Per Capita Reported Mainly for Small Counties ............................................................................................................................................................................. 43

Statistical Analyses Confirm Inferences About Population and Infrastructure Needs but Tax Base Factors Are More Closely Related to Reported Needs ............................................................................................................................................................................. 45

APPENDICES ..................................................................................................................................................... 47

Appendix A: Enabling Legislation .......................................................................................................................................... 49

Appendix B: Project History ......................................................................................................................................................... 59

Appendix C: Inventory Forms ...................................................................................................................................................... 61

Appendix D: Reported Public Infrastructure Needs by County ............................................................................................................................................................................. 69

Appendix E: Public School System Infrastructure Needs by School System ............................................................................................................................................................................. 145

Appendix F: TACIR Methodology for Estimated Costs of New Schools Attributable to the Education Improvement Act ............................................................................................................................................................................. 185

GLOSSARY OF TERMS ............................................................................................................................................................................. 187

TENNESSEE DEVELOPMENT DISTRICTS MAP .................................................................................. 193