

SCHOOL FACILITIES BOARD
September 14, 2011
Phoenix, Arizona

The School Facilities Board held a Board Meeting at the Arizona State Capitol Building in Phoenix, Arizona. The meeting began at approximately 10:00 A.M.

<u>Members Participating via Telephone</u>	<u>Guests Present</u>
Dr. Frank Davidson, Chair	Eric Peterson, Laveen ESD
Gary Marks	Marlene Imirzian, AIA
Vern Crow	Cathy Rex, So. AZ School Facilities Group
Dr. Bill Johnson	Randie Stein, Stone & Youngberg
<u>Members Present</u>	<u>Staff Present</u>
Jennifer Stielow	Dean Gray, Executive Director
Stacey Morley (non-voting member)	Kerry Campbell, Public Information Officer
	Debra Sterling, Attorney General's Office
<u>Members Absent</u>	Phil Williams, Deputy Director-Finance
Tom Rushin, Vice-Chair	Amber Peterson, School Finance Specialist
Shelly Wright	Angela Cade, Fiscal Services Manager
Eric Hafner	Dan Demland, Architect
	Ron Passarelli, School Facilities Liaison
<u>Vacant Board Positions</u>	Gerry Breuer, School Facilities Liaison
Demographer Representative	

- I. Call to Order
Chairman Dr. Frank Davidson called the meeting to order at approximately 10:00 A.M.
- II. Roll Call
There were four (4) voting Board Members participating via telephone, while Jennifer Stielow was present, for a total of five (5) voting Board Members to start the meeting. Stacey Morley joined the meeting during agenda item VI.
- III. Consideration and possible vote to accept, reject or modify the Minutes of August 3, 2011 and August 9, 2011
Gary Marks made a motion for Board approval of the Minutes of August 3, 2011 and August 9, 2011. Jennifer Stielow seconded. The motion passed with a voice vote of 5-0.
- IV. Consent Agenda
This agenda item was tabled for future consideration.
- V. Director's Report
 - a. This agenda item was tabled for future consideration.
 - b. Presentation of the Arizona School Design Primer by Marlene S. Imirzian, AIA
Dean Gray explained that the Primer was started while John Arnold was Director and that Ron Passarelli and Marlene Imirzian have been working on it for two years.

Ron Passarelli detailed the events surrounding the conception and initial idea of the Primer and introduced Marlene Imirzian to the Board.

Marlene Imirzian summarized the intent of the Primer and briefly outlined its primary components including Myth of Cost, Sustainability, Daylighting, Comfort, Identity of Place, Schools as Centers of the Community, Safety, Technology and Flexibility. Ms. Imirzian explained that the plan is to have the Primer available on the web, so that it is readily available to parents and school administrators and that it will help to create a groundswell of support for better constructing new schools and using State dollars more effectively.

Dean Gray let the Board Members know that hard copies of the Primer will be sent to them. He expressed that he was impressed with the Primer and that the SFB has been working with the design community for years to incorporate smart design features into SFB funded schools. The Primer will be a useful tool for districts that have been awarded new schools and are about to start the design process, and SFB staff could use it to get the conversation started.

Dr. Frank Davidson concurred with Mr. Gray's comments and expressed his appreciation for the Primer.

Mr. Passarelli recognized and thanked Tom Rushin for his contribution to the Primer.

Stacey Morley joined the Board at this time.

VI. New School Construction Requests
Consideration and possible vote to accept, reject or modify the New Construction Projects Review, Bids, and Bid Packages

Dean Gray gave a brief explanation of the projects presented in the Board packet.

Jennifer Stielow asked why it has taken since 2006 for the Cave Creek Unified project to progress to this point.

Mr. Gray explained that the project was initially a completely new high school awarded in 2006, and is subject to annual review through the Capital Plan cycle. It was downsized to the addition of new space at an existing school in 2010. This project remains viable, meets the criteria and is in the construction window.

Ms. Stielow asked if we audit ADM counts or rely on numbers provided by ADE.

Mr. Gray responded that the SFB uses ADE provided ADM, as well as the expertise of our staff demographer. We consider building permits and meet with local developers. We rely on multiple sources of data when formulating ADM projections. He asked Amber Peterson if she had anything to add.

Ms. Peterson added that there is an immediate decline in enrollment, but that projections show an increase over the next eight years. However, current ADM is above existing capacity and additional space is needed now.

Stacey Morley asked if Cave Creek Unified had recently closed a school.

Mr. Gray answered that Cave Creek Unified recently mothballed a middle school. This issue has been raised by members of the Legislature and staff has visited the site and walked the site with legislative staff. The district maintains a 104 acre parcel that contains three schools and district administrative buildings. For the middle school space to be used for high school classes, the students would have to walk through the desert from one campus to another. This creates many logistical problems such as supervision of the students, environmental concerns such as running washes after a rain, and desert insects or animals such as scorpions, snakes, and havalina. Another issue is the amount of time it takes to make the trip from one campus to the other, as this takes longer than the time allowed between classes by law. The district has considered various solutions to these issues.

Ms. Morley added that she thought the middle school was closed because of a lack of funding to cover operational costs. Mr. Gray responded that certainly ADM is tied to operational costs and that declining enrollment would affect the funding levels.

Ms. Morley asked if this district had unspent bond monies they were trying to get authorization to spend. Mr. Gray affirmed Ms. Morley's question.

Dr. Davidson clarified that Cave Creek Unified's existing enrollment qualifies them for new school funding and projections meet qualifications under SFB standards. Mr. Gray confirmed that the district is currently over capacity. Projections show an increase and a continued need for this space.

Ms. Stielow asked if the mothballed school was being used for any purpose and if there are any future plans for use of the school. She also asked if the SFB keeps track of school closures.

Mr. Gray answered that it is believed Cave Creek Unified has leased at least some of the middle school to a charter or private school, but this has not been confirmed. When a district mothballs a school, this does not affect their capacity. The SFB still counts that space, unless the school is sold or the buildings are retired. Staff tries to keep abreast of when a district closes a school. There is no requirement for districts to report this to the SFB, however, as we learn of closures we do track them.

Dr. Bill Johnson asked if the new school construction was being funded by the ARRA bond funds reviewed and approved by JCCR. Mr. Gray responded that the funds have been made available through the sale of Qualified School Construction Bonds, which are not ARRA bonds. The State will receive a rebate of about 80% of the interest cost of the bonds.

Jennifer Stielow made a motion for Board approval of the staff recommendations for Cave Creek Unified and Tanque Verde Unified. Gary Marks seconded. The motion passed with a voice vote of 5-0.

VII. Reduction of Square Footage Requests
Consideration and possible vote to accept, reject or modify requests for
Reduction of Square Footage

Dean Gray read directly from the write-up for this agenda item as there seems to be some confusion.

Dr. Davidson clarified that reconfiguration of buildings 1002 through 1009 from 6-8 to district space would cause the district to fall below adequacy guidelines. The loss of space caused by the reconfiguration of building 1010 from 6-8 space to K-5 space can be justified under the rules because reconfiguration of just building 1010 would not cause the district to fall below adequacy guidelines. Mr. Gray deferred to Amber Peterson for clarification.

Ms. Peterson explained that reconfiguration of building 1010 only would still cause the district to fall below adequacy guidelines at the 6-8 level, but not until FY19, as opposed to FY16 if the Board approved reconfiguration of all the buildings. However, the State does benefit because reconfiguration of building 1010 eliminates the need for the K-5 school conceptually approved for FY19 based on the current configuration.

Dr. Davidson commented that the rationale for approving the reconfiguration of building 1010 is the increase in K-5 space, which reduces the funding obligation of the SFB for FY16.

Debra Sterling made the distinction between rules and policy for the Board.

Gary Marks made a motion for denial of JO Combs Unified's request for reconfiguration of buildings 1002 through 1009, and approval of the reconfiguration of building 1010 from 6-8 space to K-5 space. Vern Crow seconded. The motion passed with a voice vote of 5-0.

VIII. Building Renewal Grant Requests

a. Consideration and possible vote to accept, reject or modify Building Renewal Grant Request for Casa Grande Elementary

This agenda item was tabled for future consideration due to lack of a quorum.

b. Consideration and possible vote to accept, reject or modify Building Renewal Grant Requests

Dean Gray reviewed the balance of the Building Renewal Grant fund. If today's recommendations are approved by the Board, the available balance is \$569,813. Staff continues working to close projects and make recognized savings and unspent monies available for new projects. Mr. Gray provided a brief explanation of the requests as presented in the Board packet.

Vern Crow made a motion for Board approval of the following staff recommendations:

1. Board approval that **McNeal Elementary** be awarded \$100,000 in additional Building Renewal Grant funding for the added scope which includes \$27,072 in contingency funds that will only be used with SFB staff approval. This will bring the project total to \$177,000.
2. Board approval that **Oracle Elementary** be awarded \$50,000 in Building Renewal Grant funds for the reroofing of Buildings 1007, 1008 & 1009 at

Mountain Vista Elementary School. This includes an \$8,200 contingency that will only be used with SFB staff approval.

Gary Marks seconded. The motion passed with a voice vote of 5-0.

IX. ARRA Energy Grant Awards

Consideration and possible vote to accept, reject or modify requests for final award of funding for Energy Efficiency Grants

Dean Gray provided a brief explanation of the request as presented in the Board Packet.

Jennifer Stielow made a motion for Board approval of the final award of funding for Tucson Unified. Gary Marks seconded. The motion passed with a voice vote of 5-0.

X. Future Agenda Items

No requests for future agenda items were received.

XI. Public Comment

No requests for public comment were received.

Dean Gray asked for some discussion on when we could have a special Board meeting to address the Building Renewal Grant request by Casa Grande Elementary. Board Members voiced their availability through the end of the week and first part of next week. We determined the best time for a meeting would be Wednesday, September 21, 2011 in the afternoon.

XII. Adjournment

There being no further business, Dr. Davidson adjourned the meeting at 10:42 A.M.

Approved by the School Facilities Board on October 5, 2011

Frank Davidson
Chair