

SCHOOL FACILITIES BOARD  
July 26, 2012  
Phoenix, Arizona

The School Facilities Board held a telephonic Board Meeting at the Arizona State Capitol Building in Phoenix, Arizona. The meeting began at approximately 9:04 A.M.

<u>Members Participating via Telephone</u>	<u>Guests Present</u>
Tom Rushin, Interim Chair	None
Dr. Jeff Smith	
Gary Marks	
Jennifer Stielow	
Dr. Bill Johnson	
<u>Members Absent</u>	<u>Staff Present</u>
Eric Hafner	Dean Gray, Executive Director
Vern Crow	Phil Williams, Deputy Director
Stacey Morley	Kerry Campbell, Public Information Officer
	Debra Sterling, Attorney General's Office
<u>Vacant Board Positions</u>	Angela Cade, Fiscal Services Manager
Demographer Representative	
Teacher Representative	

- I. Call to Order  
Interim Chairman Tom Rushin called the meeting to order at approximately 9:04 A.M.

- II. Roll Call  
There were five (5) voting Board Members participating via telephone.

Dean Gray asked the Board to move agenda item III. to the end of the agenda with the hope that a sixth Board Member would call in resulting in the required number of members to maintain a quorum for this item.

- IV. Emergency Deficiencies Correction Requests  
Consideration and possible vote to accept, reject or modify the requests for Emergency Deficiencies Correction funds  
Dean Gray reviewed the balance of the Emergency Deficiencies Correction fund. If today's recommendations are approved by the Board, the available balance is \$17,894. Staff continues working to close projects and make recognized savings and unspent monies available for new projects.

Mr. Gray provided a brief explanation of Williams Unified's request as presented in the Board packet.

Jennifer Stielow asked about the additional work costing \$33,500 and how much square footage requires the additional investigation. Mr. Gray replied that a list of change orders is available for review. The areas requiring additional investigation include hallways and the entry way of the original construction.

Gary Marks made a motion for Board approval of the following staff recommendation:

Board approval that **Williams Unified** be awarded an additional \$300,000 for excess costs that may be incurred to correct unforeseen issues at Williams Elementary/Middle School (project number 030202000-9999-003EP). This will bring the project total to \$1,879,306.

Jennifer Stielow seconded. The motion passed with a voice vote of 5-0.

V. Building Renewal Grant Requests  
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 \$9,910,976. Staff continues working to close projects and make recognized savings and unspent monies available for new projects.

Mr. Gray provided a brief explanation of Coolidge Unified's request as presented in the Board packet.

Dr. Bill Johnson made a motion for Board approval of the following staff recommendation:

Board approval of the staff recommendation that **Coolidge Unified** be awarded \$8,000 in Building Renewal Grant funding to hire an architect to investigate and provide construction documents for the repair/replacement of the roofs on Buildings 1001, 1002 and 1003 at West Elementary School.

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

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

Dean Gray provided a brief explanation of Oracle Elementary's request as presented in the Board packet.

Dr. Bill Johnson inquired if the mitigation of the rodents has already been performed. Mr. Gray answered that the district hired an exterminator outside the purview of this project. The exterminator performed some pest control; however, the infestation is above the ceilings. There are rat feces and carcasses above the ceilings that require cleanup. Once the cleanup is complete, the consultant will test for contamination of classroom equipment such as books and computers. The project will be handled in the same manner as an asbestos abatement or other hazardous material cleanup.

Dr. Johnson asked for further clarification on the status of the pest control. Mr. Gray replied that the status of the pest control is unknown at this time. The rodents still have access to these areas. Part of the cleanup will be to seal the access points and repair the building.

Dr. Johnson questioned the use Building Renewal Grant funds for pest control versus the repair of the building, adding that there may be precedence set if Building Renewal Grant funding were awarded for pest control. Mr. Gray

responded that once the access points to the building have been repaired the rodent problem will be solved; adding that until the cleanup has started there is no way to know if there is a need for further extermination.

Dr. Johnson commented that he does not believe that Building Renewal Grant funding should be used for pest control which is a function of preventative maintenance. He further expressed his concern that after spending significant funding on cleanup, that the rodent problem persists because the district fails to perform the necessary pest control preventative maintenance. Mr. Gray replied that the scope of work will be specifically for the cleanup, adding that the Board may specify the scope of the cleanup to exclude extermination if so desired. He cautioned this action with the question of how the cleanup crew should respond in the event they encounter a live rodent.

Jennifer Stielow expressed that she has some of the same concerns as Dr. Johnson and asked if the cleanup would qualify as a Building Renewal Grant project. Mr. Gray responded that the cleanup does qualify for Building Renewal Grant funding.

Ms. Stielow asked for further explanation of the \$50,000 authority the Executive Director may need to invoke. Mr. Gray explained that the district has already received a couple of bids for the cleanup and due to the need to complete the project before the start of the school year, he may need to exercise the \$50,000 authority to award the project before the next Board Meeting.

Ms. Stielow asked if the \$4,335 award on today's agenda was for a consultant to investigate and establish the scope of work of the cleanup. The cleanup would then be funded as a supplemental award. Mr. Gray affirmed Ms. Stielow's understanding of the project.

Ms. Stielow also expressed her concern about awarding a significant amount of Building Renewal Grant funding with the possibility of a lingering rodent problem if the appropriate preventative maintenance is not performed. Mr. Gray replied that the initial part of the cleanup will be to secure the building so the rodents no longer have access.

Dr. Bill Johnson made a motion for Board approval of the staff recommendation with the stipulation that no Building Renewal Grant funding may be used for pest control or pest removal. Mr. Gray explained that restricting pest removal would prohibit the removal of existing carcasses and asked that "pest removal" be excluded from the motion.

Dr. Johnson amended his motion to exclude pest removal. Gary Marks seconded the following amended motion:

Board approval of the staff recommendation that **Oracle Elementary** be awarded \$4,335 in Building Renewal Grant funding to hire a hazardous materials consultant to investigate, test and provide a scope of work for the cleanup of the rodent infestation at Mountain Vista Elementary School and that no Building Renewal Grant funding may be used for pest control.

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

III. Consent Agenda

Due to loss of the quorum should Dr. Jeff Smith recuse himself during Board consideration of the Balsz Elementary 3-Year Building Renewal Plan, this agenda item was tabled for consideration on a future agenda.

VII. Future Agenda Items

No requests for future agenda items were received.

VIII. Public Comment

No requests for public comment were received.

IX. Adjournment

There being no further business, Tom Rushin adjourned the meeting at approximately 9:30 A.M.

Approved by the School Facilities Board on August 8, 2012

Thomas D. Rushin  
Interim Chair