

SCHOOL FACILITIES BOARD
September 3, 2014
Phoenix, Arizona

The School Facilities Board held a Board Meeting at the Arizona State Archives Building in Phoenix, Arizona. The meeting began at approximately 10:06 A.M.

<u>Members Present</u>	<u>Guests Present</u>
Jennifer Stielow, Chair	Don Brubaker, Gilleland Brubaker Architects
Tom Rushin, Vice-Chair	John Muir, Cave Creek USD
Edward Boot	Paul Nelson, Thatcher USD
Traci Sawyer-Sinkbeil	Gary Mangum, Thatcher USD
Vern Crow	Scott Beck, NTD Architecture
Bryan Peltzer	Keith Wong, NTD Architecture
	Mark Beauchamp, Beauchamp Engineers
<u>Members Absent</u>	Bo Lively, Beauchamp Engineers
Dru Barisich	Anna-Marie Perry, Gila Bend USD
Ward Simpson	Becky O'Connell, Concord General Contr.
Dr. Jeff Smith	Carlos Monreal, Scottsdale USD
Stacey Morley (non-voting)	Tom Rosin, Emcor Services
	Michael Williams, OSPB
<u>Staff Present</u>	Allison Suriano, FMG
Dean Gray, Executive Director	Cary Ballou, FMG
Phil Williams, Deputy Director	
Kerry Campbell, Public Information Officer	
Debra Sterling, Attorney General's Office	
David Kennon, Assessment Specialist	
Pat Cruse, School Facilities Liaison	

- I. Call to Order
Chairman Jennifer Stielow called the meeting to order at approximately 10:06 A.M.
- II. Roll Call
There were six (6) voting Board Members present.
- III. Consideration and possible vote to accept, reject or modify the Minutes of August 6, 2014
Tom Rushin made a motion for Board approval of the Minutes of August 6, 2014. Traci Sawyer-Sinkbeil seconded. The motion passed with a voice vote of 6-0.
- IV. Director's Report
 - a. Land Donation Suitable for School Site – Litchfield Elementary
Dean Gray provided a brief explanation of the land donation and letter as presented in the Board packet. The Board discussed various aspects of the land donation.
- V. New School Construction
 - a. Consideration and possible vote to accept, reject or modify the New Construction Projects Review, Bids and Bid Packages

Dean Gray provided a brief explanation of Thatcher Unified's request to begin construction on project 001N.

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

Board approval of **Thatcher Unified's** request to proceed with CM@Risk project 050204000-9999-001N, contingent upon staff receipt of necessary documents, in the amount of \$2,260,580, which includes \$1,330,152 SFB formula funding and \$930,428 district funding.

Bryan Peltzer seconded. The motion passed with a voice vote of 6-0.

VI. 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 remaining balance would be \$11,732,943. Staff continues working to close projects and make recognized savings and unspent monies available for new projects.

- a. Consideration and possible vote to ratify the Executive Director's awards of Building Renewal Grant funds as authorized by the Building Renewal Grant Policy IX.C. (up to \$50,000 for project award)

Dean Gray provided a brief explanation of the district requests as presented in the Board packet. The Board discussed various aspects of the projects.

Jennifer Stielow made a motion to vote on Apache Junction Unified's request separately from the other district requests. Edward Boot seconded. The motion passed with a voice vote of 6-0.

Jennifer Stielow made a motion for Board approval of the following staff recommendation:

Board ratification that **Apache Junction Unified** be awarded \$441 in Building Renewal Grant funding to replace the HVAC fan motor in Room 403 in Building 1010 at Four Peaks Elementary School (project number 110243102-1010-002BRG).

Edward Boot seconded. The voice vote was tied at 3-3, with Jennifer Stielow, Traci Sawyer-Sinkbeil and Bryan Peltzer voting against the motion. Debra Sterling explained that a tie vote means the award stands, however, the Executive Director will not authorize any additional expenditures for this project.

Traci Sawyer-Sinkbeil made a motion for Board approval of the following staff recommendations:

1. This agenda item was voted on separately.
2. Board ratification that **Bullhead City Elementary** be awarded \$14,500 in Building Renewal Grant funding for the replacement of two fire hydrants at Bullhead City Junior High School (project number 080415130-9999-

- 005BRG). This includes \$3,540 in contingency that will only be used with SFB staff approval.
3. Board ratification that **Bullhead City Elementary** be awarded \$7,250 in Building Renewal Grant funding for the replacement of one fire hydrant at Diamondback Elementary School (project number 080415107-9999-006BRG). This includes \$1,770 in contingency that will only be used with SFB staff approval.
 4. Board ratification that **Bullhead City Elementary** be awarded \$7,737 in Building Renewal Grant funding to replace the failed CPU in the main fire alarm panel at Diamondback Elementary School (project number 080415107-9999-007BRG). This includes \$1,500 in contingency that will only be used with SFB staff approval.
 5. Board ratification that **Bullhead City Elementary** be awarded \$7,673 in Building Renewal Grant funding to replace failed parts in the main fire alarm panel at Fox Creek Junior High School (project number 080415110-9999-008BRG).
 6. Board ratification that **Colorado River Union** be awarded \$24,000 in Building Renewal Grant funding to replace the 20-ton heat pump split system and fan coils serving the cafeteria Building 1002 at River Valley High School (project number 080502002-1002-014BRG). This includes \$2,000 for the structural analysis and \$2,500 in contingency that will only be used with SFB staff approval.
 7. Board ratification that **Colorado River Union** be awarded \$13,793 in Building Renewal Grant funding to replace the pressure reducing backflow prevention assembly at River Valley High School (project number 080502002-9999-015BRG).
 8. Board ratification that **Lake Havasu Unified** be awarded \$5,000 in Building Renewal Grant funding to replace two circuit panels in the main fire alarm control panel at Lake Havasu High School (project number 080201207-1007-007BRG). This includes \$2,271 in contingency that will only be used with SFB staff approval.
 9. Board ratification that **Mesa Unified** be awarded \$35,000 in Building Renewal Grant funding to replace the compressor in a 70-ton HVAC unit serving Building 1015 at Holmes Elementary School (project number 070204107-1015-002BRG). This includes \$2,176 in contingency that will only be used with SFB staff approval.
 10. Board ratification that **Mohave Valley Elementary** be awarded \$14,500 in Building Renewal Grant funding for the replacement of the 7.5-ton package heat pump serving the library in Building 1001 at Mohave Valley Junior High School (project number 080416103-1001-016BRG). This includes \$1,000 for the structural analysis and \$1,417 in contingency that will only be used with SFB staff approval.

11. Board ratification that **Mohave Valley Elementary** be awarded \$34,000 in Building Renewal Grant funding to replace one 10-ton HVAC unit serving the kitchen and one 15-ton HVAC unit for the cafeteria area in Building 1002 at Mohave Valley Junior High School (project number 080416103-1002-017BRG). This includes \$1,500 for the structural analysis and \$3,313 in contingency that will only be used with SFB staff approval.
12. Board ratification that **Mohave Valley Elementary** be awarded \$20,000 in Building Renewal Grant funding for repairs to the SES electrical panel at Mohave Elementary School (project number 080416101-1001-019BRG). This includes \$2,000 in contingency that will only be used with SFB staff approval.
13. Board ratification that **Saddle Mountain Unified** be awarded \$10,000 in Building Renewal Grant funding to replace a compressor in the 55-ton HVAC unit serving the auditorium Building 1009 at Tonopah Valley High School (project number 070390002-1009-003BRG). This includes \$1,780 in contingency that will only be used with SFB staff approval.
14. Board ratification that **Scottsdale Unified** be awarded \$6,200 in Building Renewal Grant funding to replace the chiller pump variable frequency drive at Arcadia High School (project number 070248292-9999-023BRG). This includes \$341 in contingency that will only be used with SFB staff approval.
15. Board ratification that **Scottsdale Unified** be awarded \$35,000 in Building Renewal Grant funding to replace the compressor and rehab the chiller on Building 1004 at Pueblo Elementary School (project number 070248120-1004-024BRG). This includes \$1,088 in contingency that will only be used with SFB staff approval.
16. Board ratification that **St. David Unified** be awarded \$3,500 in Building Renewal Grant funding to replace the compressor in the water source heat pump in room 907 in Building 1011 at St. David High School (project number 020221202-1011-007BRG). This includes \$513 in contingency that will only be used with SFB staff approval.

Tom Rushin seconded. The motion passed with a voice vote of 6-0.

Tom Rushin recused himself from the Board at this time.

- b. Consideration and possible vote to ratify the Executive Director's awards of Building Renewal Grant funds as authorized by the Building Renewal Grant Policy IX.C. (up to \$50,000 for project award)

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

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

Board ratification that **Yuma Elementary** be awarded \$1,400 in Building Renewal Grant funding to replace the HVAC compressor for Building 1001 at James D. Price Elementary School (project number 140401104-1001-018BRG). This includes \$284 in contingency that will only be used with SFB staff approval.

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

Tom Rushin rejoined the Board at this time.

- c. Consideration and possible vote to ratify the Executive Director's awards of Building Renewal Grant funds as authorized in the Building Renewal Grant Policy IX.C. (up to \$30,000 for professional evaluation)

Dean Gray provided a brief explanation of the requests as presented in the Board packet. The Board discussed various aspects of the projects.

Bryan Peltzer made a motion for Board approval of the following staff recommendations:

1. Board ratification that **Kingman Unified** be awarded \$4,500 in Building Renewal Grant funding for the professional engineering to survey, study and report to correct the drainage at Hualapai Elementary School (project number 080220110-9999-004BRG). This includes \$660 in contingency that will only be used with SFB staff approval.
2. Board ratification that **Mesa Unified** be awarded \$9,350 in Building Renewal Grant funding to design the replace of the 40-ton HVAC unit on Building 1003 at Taft Elementary School (project number 070204118-1003-003BRG). The district will contribute \$20,000 toward the cost of construction.
3. Board ratification that **Thatcher Unified** be awarded \$4,605 in Building Renewal Grant funding for a structural investigation of the failed roof beam and roof structure at the library/classroom Building 1001 at Thatcher Middle School (project number 050204102-1001-001BRG). This includes \$1,000 in contingency that will only be used with SFB staff approval.

Vern Crow seconded. The motion passed with a voice vote of 5-1. Jennifer Stielow voted against the motion.

- d. Consideration and possible vote to ratify the Executive Director's awards of Building Renewal Grant funds as authorized in the Building Renewal Grant Policy IX.C. (up to \$30,000 for professional evaluation) and supplemental award

Dean Gray provided a brief explanation of the request as presented in the Board packet. The Board discussed various aspects of the project.

Tom Rushin made a motion for Board approval of the following staff recommendation:

Board approval of the staff recommendation that **Cave Creek Unified** be awarded \$454,786 in Building Renewal Grant funding to investigate and to replace the 500-ton chiller at Cactus Shadows High School (project number 070293204-9999-003BRG). This includes \$45,584 in contingency that will only be used with SFB staff approval.

Vern Crow seconded. The motion passed with a voice vote of 6-0.

e. Consideration and possible vote to accept, reject or modify Building Renewal Grant Requests (supplemental awards)

Dean Gray provided a brief explanation of the requests as presented in the Board packet. The Board discussed various aspects of the projects.

Traci Sawyer-Sinkbeil made a motion for Board approval of the following staff recommendations:

1. Board approval of the staff recommendation that **Joseph City Unified** be awarded an additional \$353,873 in Building Renewal Grant funding for HVAC renovations on Building 1007 at Joseph City High School (project number 090202002-1007-002BRG). This includes \$32,171 in contingency that will only be used with SFB staff approval and brings the total project cost to \$385,224.
2. Board approval of the staff recommendation that **Lake Havasu Unified** be awarded an additional \$141,500 in Building Renewal Grant funding for the design, engineering, bids, construction administration and estimated construction cost repair the showers in the gymnasium Building 1010 at Lake Havasu High School (project number 080201207-1010-003BRG). This includes \$6,810 in contingency that will only be used with SFB staff approval.
3. Board approval of the staff recommendation that **Lake Havasu Unified** be awarded an additional \$35,000 in Building Renewal Grant funding for the design, engineering, bids, construction administration and estimated construction cost to repair the showers in the gymnasium Building 1001 at Thunderbolt Middle School (project number 080201102-1001-004BRG). This includes \$4,650 in contingency that will only be used with SFB staff approval.
4. Board approval of the staff recommendation that **Lake Havasu Unified** be awarded an additional \$345,715 in Building Renewal Grant funding for the design/engineering/bids, construction administration and estimated construction cost to replace the roof-mounted air cooled chiller on Building 1001 at Nautilus Elementary School (project number 080201105-1001-005BRG). This includes \$30,611 in contingency that will only be used with SFB staff approval.
5. Board approval of the staff recommendation that **Lake Havasu Unified** be awarded an additional \$741,596 in Building Renewal Grant funding for the design, engineering, bids, construction administration and estimated construction cost to replace the chillers and cooling towers on Building

1001 at Thunderbolt Middle School (project number 080201102-1001-006BRG)

6. Board approval of the staff recommendation that **Mohave Valley Elementary** be awarded an additional \$141,000 in Building Renewal Grant funding for the design/engineering/bids/construction administration, structural analysis and estimated cost to replace 12 package heat pump units at Mohave Valley Junior High School (project number 080416103-9999-013BRG). This includes \$10,000 in contingency that will only be used with SFB staff approval.

Bryan Peltzer seconded. The motion passed with a voice vote of 6-0.

f. Consideration and possible vote to accept, reject or modify Building Renewal Grant Requests (construction awards)

Dean Gray provided a brief explanation of the requests as presented in the Board packet. The Board discussed various aspects of the projects.

Traci Sawyer-Sinkbeil made a motion for Board approval of the following staff recommendations:

1. Board approval of the staff recommendation that **Bonita Elementary** be awarded \$50,000 in Building Renewal Grant funding to replace the wood shake roofing on Building 1003 at Bonita Elementary School. This includes \$2,000 for structural analysis, \$4,000 for asbestos testing and \$3,208 in contingency that will only be used with SFB staff approval.
2. Board approval of the staff recommendation that **Casa Grande Elementary** be awarded \$20,000 in Building Renewal Grant funding for the replacement of various door hardware at Casa Grande Middle School. This includes \$4,889 in contingency that will only be used with SFB staff approval.
3. Board approval of the staff recommendation that **Gila Bend Unified** be awarded \$26,500 in Building Renewal Grant funding to replace the shingle roof on the administration/classroom Building 1002 at Gila Bend High School. This includes \$3,500 for an asbestos survey, \$1,600 for the structural analysis and \$3,728 in contingency that will only be used with SFB staff approval.
4. Board approval of the staff recommendation that **Gila Bend Unified** be awarded \$23,000 in Building Renewal Grant funding to replace the exterior door hardware on eleven doors on the computer/science classrooms in Building 1001 at Gila Bend High School. This includes \$1,325 in contingency that will only be used with SFB staff approval.
5. Board approval of the staff recommendation that **Gila Bend Unified** be awarded \$122,385 in Building Renewal Grant funding to replace two basketball courts at Gila Bend Elementary School. This includes \$3,500 for an asbestos survey, \$2,000 for laboratory testing and \$5,000 in contingency that will only be used with SFB staff approval.

6. Board approval of the staff recommendation that **Gila Bend Unified** be awarded \$2,500 in Building Renewal Grant funding to replace the blower motor and assembly on the 5-ton HVAC unit serving the gymnasium Building 1008 at Gila Bend High School. This includes \$596 in contingency that will only be used with SFB staff approval.
7. Board approval of the staff recommendation that **Globe Unified** be awarded \$31,500 in Building Renewal Grant funding to replace the three chilled water pumps serving the chiller unit at Globe High School. This includes \$2,881 in contingency that will only be used with SFB staff approval.
8. Board approval of the staff recommendation that **Kingman Unified** be awarded \$12,000 in Building Renewal Grant funding to replace the chiller pipes and valves in Building 1001 at Kingman Middle School. This includes \$1,896 in contingency that will only be used with SFB staff approval.
9. Board approval of the staff recommendation that **Kirkland Elementary** be awarded \$11,000 in Building Renewal Grant funds to replace carpets in the Main classroom Building 1001 and the Special Education classroom Building 1003 at Kirkland Elementary School. This includes \$5,000 for an asbestos survey and \$858 in contingency that will only be used with SFB staff approval.
10. Board approval of the staff recommendation that **Lake Havasu Unified** be awarded \$4,000 in Building Renewal Grant funding to replace emergency exit lights in the administration/classroom Building 1002 at Lake Havasu High School. This includes \$968 in contingency that will only be used with SFB staff approval.
11. Board approval of the staff recommendation that **Tonto Basin Elementary** be awarded \$7,000 in Building Renewal Grant funding for roof repairs to the steel addition Building 1002 at Tonto Basin Elementary School. This includes \$3,500 for an asbestos survey and \$1,650 in contingency that will only be used with SFB staff approval.
12. Board approval of the staff recommendation that **Tucson Unified** be awarded \$96,000 in Building Renewal Grant funding for the replacement of the failed stucco system on Buildings 1001, 1002, 1003, 1004, and 1005 at Davis Bilingual Magnet School. This includes \$8,000 for an asbestos survey and \$8,000 in contingency that will only be used with SFB staff approval.
13. Board approval of the staff recommendation that **Tucson Unified** be awarded \$11,900 in Building Renewal Grant funding for the refurbishment of the cooling tower at Gale Elementary School. This includes \$1,141 in contingency that will only be used with SFB staff approval.
14. Board approval of the staff recommendation that **Tucson Unified** be awarded \$13,700 in Building Renewal Grant funding for the refurbishment

of the cooling tower at Secrist Middle School. This includes \$1,245 in contingency that will only be used with SFB staff approval.

15. Board approval of the staff recommendation that **Tucson Unified** be awarded \$58,300 in Building Renewal Grant funding for the rebuild of two chiller compressors at Sahuaro High School. This includes \$5,347 in contingency that will only be used with SFB staff approval.
16. Board approval of the staff recommendation that **Tucson Unified** be awarded \$46,800 in Building Renewal Grant funding for the replacement of the Bard sidewall HVAC system on Buildings 1010, 1011, and 1012 at Cholla High Magnet School. This includes \$4,263 in contingency that will only be used with SFB staff approval.
17. Board approval of the staff recommendation that **Tucson Unified** be awarded \$36,000 in Building Renewal Grant funding for the replacement of the failed fire alarm system components at Myers/Ganoung Elementary School. This includes \$3,220 in contingency that will only be used with SFB staff approval.
18. Board approval of the staff recommendation that **Tucson Unified** be awarded \$35,600 in Building Renewal Grant funding for the replacement of the failed fire alarm system components at Drachman Primary Magnet School. This includes \$3,280 in contingency that will only be used with SFB staff approval.

Vern Crow seconded. The motion passed with a voice vote of 6-0.

g. Consideration and possible vote to accept, reject or modify Building Renewal Grant Requests (construction awards)

Dean Gray provided a brief explanation of the request as presented in the Board packet. The Board discussed various aspects of the project.

Edward Boot made a motion for Board approval of the following staff recommendation:

Board approval that **Tucson Unified** be awarded \$4,557 in Building Renewal Grant funding for the repair of the emergency generator at Santa Rita High School.

Jennifer Stielow seconded. The motion failed with a voice vote of 0-6.

h. Consideration and possible vote to accept, reject or modify Building Renewal Grant Requests (design awards)

Dean Gray provided a brief explanation of the requests as presented in the Board packet. The Board discussed various aspects of the projects.

Tom Rushin made a motion for Board approval of the following staff recommendation:

1. Board approval of the staff recommendation that **Gila Bend Unified** be awarded \$2,380 in Building Renewal Grant funding to provide

investigative architectural services to repair the domestic water lines, roof and wall leaks in the music/library/art Building 1004 at Gila Bend Elementary School.

2. Board approval of the staff recommendation that **Gila Bend Unified** be awarded \$2,150 in Building Renewal Grant funding to provide architectural services to repair the water/gas/electrical service to the science laboratory tables in the computer/science Building 1001 at Gila Bend High School.
3. Board approval of the staff recommendation that **Globe Unified** be awarded \$5,000 in Building Renewal Grant funding to provide mechanical/electrical engineering services to assess the existing chiller system at Globe High School.
4. Board approval of the staff recommendation that **Globe Unified** be awarded \$3,500 in Building Renewal Grant funding for mechanical/electrical engineering to assess the VFD and multi-zone air handling system at Globe High School.
5. Board approval of the staff recommendation that **St. David Unified** be awarded \$4,600 in Building Renewal Grant funding for the investigation and design of the reseal/repaint of the exterior walls of Buildings 1004 and 1007 at St. David Elementary School.
6. Board approval of the staff recommendation that **St. David Unified** be awarded \$9,200 in Building Renewal Grant funding for the investigation and design of the reseal/repaint of the exterior walls of Buildings 1002, 1003, 1004, 1011, and 1013 at St. David High School.

Bryan Peltzer seconded. The motion passed with a voice vote of 6-0.

- i. Consideration and possible vote to accept, reject or modify Building Renewal Grant Requests (denial)

Dean Gray provided a brief explanation of the request as presented in the Board packet. The Board discussed various aspects of the project.

Traci Sawyer-Sinkbeil made a motion for Board approval of the following staff recommendation:

Board approval of the staff recommendation that **Nogales Unified's** request for Building Renewal Grant funding to replace a compressor be **denied**. The district purchased the compressor prior to SFB authorization of Building Renewal Grant funding.

Vern Crow seconded. The motion passed with a voice vote of 6-0.

VII. Future Agenda Items

Edward Boot suggested the Board meet in Executive Session at the next Board Meeting regarding the amount of Building Renewal Grant funding a district may request for a capital replacement.

VIII. Public Comment

No requests for public comment were received.

IX. Adjournment

There being no further business, Jennifer Stielow adjourned the meeting at approximately 12:18 P.M.

Approved by the School Facilities Board on October 1, 2014

Jennifer Stielow
Chair