

**STATE OF ARIZONA
SCHOOL FACILITIES BOARD**

UNOFFICIAL BOARD ACTION REPORT

December 5, 2002

Agenda Item III: Approval of Minutes of November 13, 2002 Annual Planning Session and November 14, 2002 Continuation of Annual Planning Session; Approval of Minutes of November 14, 2002 Meeting

The Board approved the minutes of the November 13 and 14 Annual Planning Session and the minutes of the November 14, 2002 Board Meeting.

Agenda Item IV: Director's Report

IVa. Deficiency Correction Update including November 15, Performance and Bid Protests

Informational only, with no new bid protests again this month.

IVb. Lease to Own Resolution

The Board approved Staff recommendation to adopt HB 2710, which provides the School Facilities Board with the authority to enter into \$400 million of lease to own agreements to fund new construction for FY 2003 the adoption of the Resolution providing for the financing of new school facilities through one or more lease-to-own transactions in an amount not to exceed \$400 million in fiscal year 2002-2003 and authorizing the authorized officers of the Board to approve the final interest rates and other terms such as terms of prepayment, and to execute and deliver necessary agreements including the master lease between the Board and the trustee.

IVc. FlexTech Litigation and Saddle Mountain Claim

Informational only.

IVd. General Items of Information

The Executive Director updated the Board on a variety of issues as listed below:

- **Governor's Energy Excellence Award of 11/19/02**
- **SFB Fall Conference of 11/21/02**
- **SFB Charity Golf Tournament of 11/22/02**
- **Legislative Special Session of 11/25/02**
- **SFB Staff Office Move of 11/29/02**
- **Board and Staff Luncheon of 12/17/02**
- **Flagstaff Unified Killip Charter School Issue**
- **Apache Elementary Waiver Request**
- **Board Subcommittee for Accommodation Districts**
- **Building Renewal Distribution**

Informational Only.

Vd. Board Subcommittee for Accommodation Districts

The Board approved the Executive Director's request that the Board establish a subcommittee to educate the Board on issues, which have arisen regarding Accommodation Districts. Board Chair, Logan Van Sittert, appointed subcommittee comprised of the following Board members: John Wright, Kevin McCarthy, Forrest Metz, Keith Vaughn.

IVe. Legislative Agenda

Informational only.

IVf. FY 2004 Funding Request to the Treasurer

Informational only.

This item will be voted on at the special Board meeting to be held on December 30, 2002.

Ive. Future Board Meeting Dates and Locations

Listed below is the staff recommendation for the dates, times, and locations of the 2003 School Facilities Board monthly meetings.

Date	Time	Location
Thursday, January 9	10:00 A.M.	Tolleson Elementary
Thursday, February 6	10:00 A.M.	Vail Unified
Thursday, March 6	10:00 A.M.	Chandler Unified
Thursday, April 3	10:00 A.M.	Litchfield Park Elementary
Thursday, May 1	10:00 A.M.	Tempe Elementary
Thursday, June 5	10:00 A.M.	Show Low Unified
Thursday, July 3	10:00 A.M.	No Meeting
Thursday, August 7	10:00 A.M.	Dysart Unified
Thursday, September 4	10:00 A.M.	Sierra Vista Unified
Thursday, October 2	10:00 A.M.	Buckeye Elementary
Wednesday and Thursday, November 5 and 6	10:00 A.M.	Sedona Planning Session
Thursday, December 4	10:00 A.M.	Pendergast Elementary

The Board approved the staff recommendation.

V. Assessment Deficiencies

Va. Consideration of Funding Assessment Deficiency Projects from the Deficiencies Correction Fund, including projects from:

**Deer Valley Unified
Peoria Unified**

The Board approved the staff recommendation to approve the assessment deficiency projects, which will be eligible for funding from the Deficiencies Correction Fund.

Vb. Consideration of Assessment Deficiency Projects review, bids, bid packages, and expansion of scope, including change orders:

**Buckeye Union High School District
Crane Elementary
Marana Unified
Paloma Elementary
Yuma Union High School District**

1. The Board approved the staff recommendation of additional funding in the amount of \$950,095 for the building replacement project in the Buckeye Union High School District project number 070501201-9999-001.
2. The Board approved the staff recommendation of additional funding in the amount of \$260,697 for the building replacement project in the Buckeye Union High School District project number 070501201-9999-003.
3. The Board approved the staff recommendation of additional funding in the amount of \$389,400 for the building replacement project in the Crane Elementary School District project number 140413002-9999-005.
4. The Board approved the staff recommendation of additional funding in the amount of \$494,000 for the water supply project in the Marana Unified School District project number 100206240-9999-004.
5. The Board approved the staff recommendation of additional funding in the amount of \$487,722 for the water supply project in the Paloma Elementary School District project number 070394001-9999-006.
6. The Board approved the staff recommendation of additional funding in the amount of \$374,850 for the fire alarm project in the Yuma Union High School District project number 150570202-9999-008.
7. The Board approved the staff recommendation of additional funding in the amount of \$389,250 for the fire alarm project in the Yuma Union High School District project number 150570203-9999-003.

Vc. Consideration of Ratification of CM@ Risk Contracts, GMP applied and Purchase Orders Issued

School District	Contractor
Concho Elementary District	Okland Construction, Inc.
Kayenta Unified District	Chuska/Sahara

The Board approved the staff recommendation to approve the contract awards for the School Facilities Board deficiencies corrections projects and the districts and vendors listed in the above table.

Vd. Consideration of Ratification of Contracts for Deficiency Corrections Projects:

District	Contractor
Alpine Elementary District	ATL Inc
Alpine Elementary District	IIK's Commercial Contracting, LLC
Apache Junction Unified District	Ricker Atkinson, McBee & Associates, Inc
Ash Fork Unified District	Kelvin Paul Giles dba KPG Company
Ash Fork Unified District	Tele-Digit Corporation
Balsz Elementary District	Jim Brown & Sons
Balsz Elementary District	Patrick Painting Inc
Balsz Elementary District	Tri City Mechanical
Balsz Elementary District	Wholesale Floors
Bicentennial Union High School District	Gledson/Cashman Construction Inc
Blue Ridge Unified District	Project Development Group
Blue Ridge Unified District	Tallpines Environmental Consulting Co
Bowie Unified District	Terracon Consultants
Buckeye Union High School District	Shaw Environmental Inc
Cartwright Elementary District	City of Phoenix Development of Services Dept
Cartwright Elementary District	FMG Construction LLC
Casa Grande Elementary District	Frostline Air Conditioning & Refrigeration
Chinle Unified District	Smith/Woods Contracting
Colorado River Union High School District	Cal-Zon Fence Company
Crane Elementary District	City of Yuma Building Safety
Crane Elementary District	Yuma Valley Contractors
Creighton Elementary District	Roto-Rooter
Creighton Elementary District	Spray Systems
Creighton Elementary District	Western Technologies
Crown King Elementary District	Far West Construction
Douglas Unified District	Dominion
Douglas Unified District	Western Technologies
Dysart Unified District	Maricopa County Environmental Svcs Dept
Flagstaff Unified District	R E Nelson Equipment
Flowing Wells Unified District	LMT Engineering INC
Fowler Elementary District	ABC Construction
Gadsden Elementary District	Professional Service Industries Inc (PSI)
Gila Bend Unified District	Town of Gila Bend
Gilbert Unified District	Kilashee Contracting
Glendale Elementary District	Maricopa County Environmental Svcs Dept
Glendale Union High School District	City of Glendale Community Development

Graham County Special Services	ATL Inc
Graham County Special Services	Brignall Construction Co Inc
Holbrook Unified District	Tallpines Environmental Consulting Co
Holbrook Unified District	Western Technologies
Humboldt Unified District	Claycomb Rockwell Woodson Associates
Isaac Elementary District	The WLB Group Inc
Isaac Elementary District	Tri City Mechanical
Liberty Elementary District	A. Val Construction Corporation
Marana Unified District	Arizona Dept of Environmental Quality
Marana Unified District	CompuComm Sytems
Mesa Unified District	City of Chandler Development Services
Mesa Unified District	Commonwealth Electric Company of the Midwest
Nogales Unified District	A.G.E. Contracting Inc
Nogales Unified District	Albert De La Ossa dba D.L.O. Plumbing Inc
Nogales Unified District	Dominion
Palo Verde Elementary District	Harney-Naill Inc
Palo Verde Elementary District	Maricopa County Planning & Development Dept.
Paradise Valley Unified District	Professional Service Industries Inc (PSI)
Pendergast Elementary District	Femcon
Peoria Unified District	ASSI Security of Arizona
Phoenix Union High School District	Spray Systems
Pima Unified District	ATL Inc
Pima Unified District	Brignall Construction Co Inc
Prescott Unified District	Yavapai County Health Department
Quartzsite Elementary District	Gledson/Cashman Construction Inc
Salome Consolidated Elementary District	Gledson/Cashman Construction Inc
Salome Consolidated Elementary District	Ricker Atkinson, McBee & Associates, Inc
San Carlos Unified District	Gookin Engineers Ltd
School Facilities Board	CompuComm Sytems
Scottsdale Unified District	Kilashee Contracting
Sedona-Oak Creek Joint Unified District	Western Technologies
Sierra Vista Unified District	City of Sierra Vista , Department of Community Development
Sierra Vista Unified District	Haydon Building Corporation
Snowflake Unified District	Southwest Hazard Control Inc
Snowflake Unified District	Tallpines Environmental Consulting Co
Solomon Elementary District	Western Technologies
St David Unified District	Pattison Evanoff Engineering
Sunnyside Unified District	Pima County Govrnment
Sunnyside Unified District	Progressive Roofing
Sunnyside Unified District	Stantec Consulting
Tempe Elementary District	Corbins Service Electric
Thatcher Unified District	ATL Inc
Thatcher Unified District	Brignall Construction Co Inc
Tonto Basin Elementary District	Steel Electric Inc
Tuba City Unified District	Larson Engineering of Arizona
Tucson Unified District	Act Environmental
Tucson Unified District	City of Tucson

Tucson Unified District	Joe E. Woods
Tucson Unified District	Joseph H Peck dba Peck Builders
Tucson Unified District	LVH Construction Inc
Tucson Unified District	Richard E Lambert Ltd
Tucson Unified District	Terracon Consultants
Tucson Unified District	Western Technologies
Wenden Elementary District	Gledson/Cashman Construction Inc
Winslow Unified District	ATL Inc
Winslow Unified District	City of Winslow - P & Z Department
Winslow Unified District	Spray Systems
Winslow Unified District	Western Technologies
Yuma Union High School District	KAZ Construction
Yuma Union High School District	Pilkington Construction Company
Yuma Union High School District	Yuma Valley Contractors

The Board accepted the staff recommendation to approve the contract awards for the School Facilities Board and the districts and vendors listed in the above table.

V. Consideration of Ratification of Change Orders for Deficiency Corrections Projects

School District	Contractor
Ajo Unified District	G.N. Construction Company, Inc
Apache Junction Unified District	Woods Construction Company
Ash Fork Unified District	Flagstaff Design and Construction Inc
Bisbee Unified District	Jorgenson's Custom Building
Buckeye Elementary District	Brignall Construction Co Inc
Cartwright Elementary District	Marcus Construction Company Inc
Casa Grande Elementary District	Law Engineering
Coolidge Unified District	M. Greenberg Construction, Inc
Coolidge Unified District	Sunburst Landscaping
Cottonwood-Oak Creek Elementary District	Primary Systems Services Group LLC
Creighton Elementary District	City of Phoenix Development of Services Dept
Creighton Elementary District	Haydon Building Corporation
Deer Valley Unified District	Caliente Construction Inc
Deer Valley Unified District	Midstate Mechanical Inc
Deer Valley Unified District	Target General Inc.
Dysart Unified District	Law Engineering
Dysart Unified District	Smith/Woods Contracting
Flowing Wells Unified District	D L Lerew Inc
Gila Bend Unified District	LOR Construction
Gilbert Unified District	Schindler Elevator Corporation
Gilbert Unified District	Woods Construction Company
Glendale Elementary District	LOR Construction
Glendale Union High School District	Hess - Roundtree Inc
Holbrook Unified District	Western Technologies

Isaac Elementary District	City of Phoenix Development Services
Lake Havasu Unified District	Larry D. Builders Inc.
Littleton Elementary District	Star Roofing
Mesa Unified District	Caliente Construction Inc
Mesa Unified District	Specialty Roofing Inc
Mesa Unified District	W Johnson Construction Inc
Mobile Elementary District	LOR Construction
Mohawk Valley Elementary District	Yuma Valley Contractors
Murphy Elementary District	AV Electric Company Inc
Naco Elementary District	International Contracting Inc.
Paloma Elementary District	LOR Construction
Peoria Unified District	LOR Construction
Phoenix Union High School District	Command Construction Inc
Phoenix Union High School District	Shannon Construction
Phoenix Union High School District	T. I. Specialist Inc
Phoenix Union High School District	TD Industries Ltd
Pine Strawberry Elementary District	Intermountain West Civil Contractors
Prescott Unified District	Pueblo Mechanical
Ray Unified District	Complete Decon Inc
Ray Unified District	Terracon Consultants
Roosevelt Elementary District	Ry-Tan Construction
Sahuarita Unified District	T L Roof & Associates Construction Company
Santa Cruz Elementary District	Richard E Lambert Ltd
Scottsdale Unified District	Kilashee Contracting
Somerton Elementary District	Pilkington Construction Company
Somerton Elementary District	SCS Engineers
Sunnyside Unified District	Canyon Building & Design LLC
Tempe Elementary District	Caliente Construction Inc
Tempe Elementary District	International Contracting Inc.
Tempe Elementary District	Suft Construction Corp
Tucson Unified District	A & S Paving Inc
Wickenburg Unified District	Paul R. Peterson Construction Inc
Willcox Unified District	Western Technologies
Yuma Elementary District	Don Peterson Engineers Inc
Yuma Elementary District	Law Engineering
Yuma Elementary District	Pilkington Construction Company

The Board approved the Staff recommendation regarding the approval of the contract change orders for the districts and vendors listed in the above table.

Vf. Consideration of Other Deficiency Corrections Issues

Delay of all Remaining Priority 4 and 5 Projects

The Board approved the staff recommendation to authorize the Executive Director to postpone all Priority 4 and 5 Deficiency Corrections projects if the Director believes this action is appropriate and necessary to continue the Deficiency Correction Program.

VI. New School Construction

a. Consideration of 2003 Capital Plan and New Construction Requests, including projects from:

**Dysart Unified
Higley Unified
Litchfield Elementary
Tolleson Elementary**

1. The Board approved the staff recommendation to *fund* and advance two conceptually approved K-8 elementary schools for 1,000 students each for Dysart Unified School District to open in the FY 04 and FY 06 at a total project cost of \$18,350,640, and a FY 03 funding amount of \$9,175,320, but to *deny* the district's request for current funding for two more conceptually-approved K-8 elementary schools.

2. That the Board approve the staff recommendation to *fund* Litchfield Elementary School District's request to increase Project 070479000-9999-003N (core 6-8 school for 800 students with classroom space for 400 students) from 800 to 900 students, but to *deny* the district's request to build in full for FY 05. The revised project would be a core 6-8 school for 900 students with classroom space for 450 students to open in FY 05, with additional funding in the amount of \$638,667. The revised total project cost would be \$5,748,511.

3. The Board approved the staff recommendation to *fund* a new K-5 elementary school for 800 students for Litchfield Elementary School District to open in FY 05, at a total project cost of \$7,056,720, and a FY 03 funding amount of \$352,836. This project (070479000-9999-002N) was conceptually approved last year for FY 05.

4. The Board tabled the staff recommendation to *deny* Tolleson Elementary District's request to increase and advance the conceptually approved project 070417000-9999-002N to open in FY 05 until the next Board meeting.

Vlb. Consideration of New Construction Projects Review, Bids, Bid Packages and Change Orders, and Expansion/Change of Scope and Increased Project Cost, including projects from:

Review and Change Orders:

**Avondale Elementary
Gadsden Elementary
Isaac Elementary
Peoria Unified**

1. The Board approved Avondale Elementary District's request to go to bid on a School Facilities Board project in the amount of \$7,453,770 for the K – 6 elementary school facility, project number 070444000-9999-211N.

2. The Board approved the Gadsden Elementary District's request to go to bid on a School Facilities Board project in the amount of \$5,699,655 for the K – 6 elementary school facility, project number 140432000-9999-004N.

3. The Board approved Isaac Elementary District's request to go to bid on a School Facilities Board project in the amount of \$3,174,449 for the 6 - 8 middle school facility, project number 070405000-9999-002N. (After modification and with caveats)

4. The Board approved Peoria Unified District's request to go to bid on a School Facilities Board project in the amount of \$26,795,250 for the 9 – 12 high school facility, project number 070211000-9999-001N.

5. The Board approved Washington Elementary District's request to go to bid on a School Facilities Board project in the amount of \$12,578,556 for the 7 – 8 middle school facility, project number 070406000-9999-201N

Vlc. Consideration of New Construction Projects Review, Bids, Bid Packages and Change Orders, and Expansion/Change of Scope and Increased Project Cost, including projects from:

Expansion/Change of Scope and Increased Project Cost:

None at this time.

Vld. Consideration of Other New Construction Issues

**Cottonwood-Oak Creek School District
Pima County Accommodation District**

1. The Board approved the staff recommendation to increase the funding for Project 130406000-9999-002N to \$104.27 per square foot, which would add \$24,191 to the project cost bringing the total project cost to \$4,068,407.

2. The Board approved the staff recommendation to rescind Project 100100000-9999-201N for Pima County Accommodation District, and return the funds to the New School Facilities fund.

Vll. Consideration of Request for Land or Real Property Purchase, Lease or Donation including requests from:

a. Step I. and/or II.

**Higley Unified – elementary & middle school site – 070260000-9999-007L
Riverside Elementary – middle school site – 070402000-9999-002L
Tolleson Elementary – elementary & middle school site – 070417000-9999-003L**

1. The Board agreed to remove Higley Unified from the agenda.

2. The Board accepted Staff recommendation to approve Riverside Elementary School District's request for an alternative middle school site (project number 070402000-9999-002L) and move to Step III.

3. The Board tabled the staff recommendation to deny the Tolleson Elementary School District's request for an elementary and a middle school site (project number 070417000-9999-003L) and move to Step III until the next Board meeting.

VIIb. Consideration of Request for Land or Real Property Purchase, Lease or Donation including requests from:

b. Step III.

Avondale Elementary – elementary school site – 070444000-9999-301L

1. The Board accepted Staff recommendation to approve the acceptance of a donation of an elementary school site for the Avondale Elementary School District (project number 070444000-9999-301L).

VIIc. Consideration of Request for Land or Real Property Purchase, Lease or Donation including requests from:

Other Land-Related Issues:

**Concho Elementary Land Sale
Duncan Unified Land Sale**

1. The Board approved the request of Concho Elementary School District to sell their excess land and use the proceeds towards the purchase of land adjacent to their current elementary facilities for future expansion or to utilize the proceeds towards plant improvements. Instruct the Executive Director to inform the district, in writing, of the decision.

2. The Board approved the request of Duncan Unified School District to sell the approximate 1/3 of an acre of non-useable land and use the proceeds for plant improvements with the understanding that on the next SFB Duncan Unified School District land purchase, the net proceeds of this transaction will be applied as a deduct from the monies the SFB will provide. Instruct the Executive Director to inform the district, in writing, of the decision.

VIII. Replenishment of Contingency Funds for Districts including:

The Board approved Staff recommendation for approval of the supplemental contingency for the letter packages in the referenced table in the amount of \$9,918,732.92

IX. Consideration of Request for Reduction of Square Footage, including:

No requests at this time.

X. Request for Waiver from Guidelines

**Isaac Elementary
Parker Unified
Sunnyside Unified**

1. The Board approved the staff recommendation to accept the waiver request from Isaac Elementary School District.
2. The Board approved the staff recommendation to accept the waiver request from Parker Unified School District.
3. The Board approved the staff recommendation to accept the waiver request from Sunnyside Unified School District.

XI. Finance Report

Informational only.

XII. Future Agenda Items

Informational only.