

**SCHOOL FACILITIES BOARD  
October 3, 2002  
Apache Junction, Arizona**

The School Facilities Board held a board meeting at the Peralta Trail Elementary School Library, 10965 E. Peralta Trail Road, Apache Junction, Arizona, 85218. The meeting began at approximately 9:05 a.m.

Members Present

Conley, Patrice  
Keenan, Brooks  
McCarthy, Kevin  
McGee, Kate (late arrival)  
Metz, Forrest Logan  
Vaughan, G. Keith  
Wicks, Michael  
Wright, John, Vice-Chair

Members Absent

Van Sittert, Logan, Chair  
Thompson, Scott (Non-Voting Member)

Staff Present

Edward Boot, Interim Exec. Director  
Tim Brand, Facilities Deputy Director  
John Arnold, Deputy Director of Finance  
Candy Cooley, Deputy Director of MIS  
David Lujan, Asst. Attorney General  
Tom Halverstadt, Land Specialist  
Anna M. Stevens, Admin. Assistant  
Kathleen English, Public Info. Officer

Guests Present

Gregoria Amadeo, DLR Group  
Kim Marona, Qwest  
Cathy Rex, PHSG  
H. Allen Shockley, Apache Junction Unif.  
Elva Davies, Apache Junction Unified  
Joe Schnupp, ABACUS  
Bob Rice  
Ed Gillam, Peoria Unified  
Jeff Cook, Pinnacle One  
Ray Delzotto, Pinnacle One  
Bob Young, Dysart Unified  
Todd Sells, Russ Lynn Realty  
Thomas D. Rushin, Yuma Elementary  
Judy Richardson, Stone & Youngburg  
Chuck James, Squire Sanders  
Bill Taylor, DLR Group Architects  
Howard Cohen, DLR Group Architects  
Ken Hicks, Higley Unified

I. Call to Order

The Board Vice-Chair, John Wright, called the meeting to order at approximately 9:05 a.m.

II. Roll Call

There were seven Board Members present at the beginning of the meeting and two absent at this meeting. Ms. McGee arrived later and joined the meeting.

III. Approval of Minutes of September 5, 2002 Meeting and Approval of Minutes of September 5, 2002 Ratification of August 1, 2002 Meeting

Brooks Keenan moved that the Board approve the Ratification Minutes for August 1, 2002. Mike Wicks seconded. Motion passed on a 7-0 voice vote.

Brooks Keenan moved that the Board approve the Board Minutes for September 5, 2002. Mike Wicks seconded. Motion passed on a 7-0 voice vote.

IV. Directors Report

a. Internet Connectivity Update

Mr. Boot informed the Board about the Internet Connectivity project that is now moving forward after the signing of the amended contract documents with Qwest Communications and changes in terms to a lump sum fixed price agreement with an increase in cost to \$140,422,780 for the 1,410 SFB sites.

b. Introduction of Bond Counsel and Financial Advisor

Keith Curry of the firm Public Financial Management and Chuck James of the firm Squire Sanders addressed the Board to present the lease-to-own program along with the opportunities, challenges and timing of the program.

c. Annual Planning Session

It was determined that the November Board Annual Planning session would be scheduled at the Paradise Valley Unified District on the 13<sup>th</sup> and the regular Board meeting is scheduled at the Deer Valley Unified District on the 14<sup>th</sup> of November.

d. Deficiency Corrections Project Update

This was an informational item only.

e. Flex-Tech Update

This was an informational item only.

f. Board Member Information and E-mails

The following Board Members have emails implemented:

Kevin McCarthy  
Kate McGee  
Brooks Keenan  
Pat Conley  
John Wright  
Mike Wicks  
Forrest Metz

V. Assessment Deficiencies

a. Consideration of Funding Supplemental Assessment Deficiency Projects from the Deficiencies Correction Fund:

Keith Vaughan moved that the Board approve the staff recommendation to approve the supplemental assessment deficiency projects, which will be eligible for funding from the Deficiencies Correction Fund. Forrest Metz seconded. Motion passed on an 8-0 voice vote.

b. Consideration of Assessment Deficiency Projects review, bids, bid packages and expansion of scope for the Chinle Unified District:

Keith Vaughan moved that the Board approve the staff recommendation for additional funding for specific site conditions for replacement school project in Chinle Unified in the amount of \$2,033,339. Mike Wicks seconded. Motion passed on a 5-3 voice vote with Kevin McCarthy, Forrest Metz and Kate McGee against.

- c. Consideration of CM @ Risk Contracts, GMP Applied and Purchase Orders Issued for St. Johns Unified  
Forrest Metz moved that the Board accept the staff recommendation to approve the CM @ Risk contracts for the School Facilities Board and the districts and vendors listed under agenda item V.c. Mike Wicks seconded. Motion passed on an 8-0 voice vote.
- d. Consideration of Ratification of Contracts for Deficiency Corrections Projects  
Keith Vaughan moved that the Board accept the staff recommendation to approve the contract awards for the School Facilities Board and the districts and vendors listed under agenda item V.d. Kate McGee seconded. Motion passed on a 6-2 voice vote with Kevin McCarthy and Kate McGee against.
- e. Consideration of Change Orders  
Keith Vaughan moved that the Board accept the staff recommendation to approve the change orders for the districts and vendors listed under agenda item V.e. Kate McGee seconded. Motion passed on an 8-0 voice vote.

VI. New School Construction

- a. Consideration of 2002 Capital Plan New Construction Requests:  
There were no districts listed under this agenda item.
- b. Consideration of New Construction Projects Review, Bids, Bid Packages and Change Orders, and Expansion of Scope and Increased Project Cost:  
Pat Conley moved that the Board approve the staff recommendations for the following projects:
  - 1. Approve Deer Valley Unified District's request to go to bid on a School Facilities Board project in the amount of \$8,204,282 for the K – 8 elementary school facility, project number 070297000-9999-005N.
  - 2. Approve Peoria Unified District's request to go to bid on a School Facilities Board project in the amount of \$9,573,954 for the K – 8 elementary school facility, project number 070211000-9999-222N.
  - 3. Approve Vail Unified District's request to go to bid on a School Facilities Board project in the amount of \$5,292,540 for the K – 5 elementary school facility, project number 100220000-9999-005N.

Forrest Metz seconded. Motion passed on an 8-0 voice vote.

Coolidge Unified

Keith Vaughan moved that the Board approve the Coolidge Unified District's request to go to bid on a School Facilities Board project in the amount of \$6,753,113 for the 6 – 8 middle school facility, project number 110221000-9999-002N. Forrest Metz seconded. Motion passed on a 7-1 voice vote with Pat Conley against.

- c. Expansion of Scope and Increased Project Cost:  
There were no districts listed under this agenda item.

Keith Vaughan moved that the Board go into executive session for the purpose of discussing land issues and to seek legal advice if necessary. Mike Wicks seconded. Motion passed on an 8-0 voice vote. This session was not open to the public.

Executive Session was held from 11:25 a.m. to 12:00 p.m.

Keith Vaughan left before the closing of the meeting.

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

a. Steps I and/or II

Brooks Keenan moved that the Board approve the recommendations as follows:

1. Accept Staff recommendation to approve Blue Elementary School District's request for an elementary, middle and high school site (project number 060322000-9999-001L) and move to Step III.
2. Accept Staff recommendation to approve the Littlefield Unified School District's request for a high school site (project number 080209000-9999-002L) and move to Step III.

Forrest Metz seconded. Motion passed on a 7-0 voice vote.

3. Maricopa County Regional District

Mike Wicks moved that the Board table this motion until the November meeting. Kevin McCarthy seconded. Motion passed on a 7-0 voice vote.

b. Step III

Forrest Metz moved that the Board approve the recommendations as follows:

1. Accept Staff recommendation to approve the funding for the purchase of an elementary school site for the Gilbert Unified School District (project number 070241000-9999-004L).
2. Accept Staff recommendation to approve the acceptance of a donation of an elementary and middle school site for the Humboldt Unified School District (project number 130222000-9999-001L).
3. Accept Staff recommendation to approve the acceptance of a donation of a middle school site to the Humboldt Unified School District (project number 130222000-9999-002L).

Pat Conley seconded. Motion passed on a 7-0 voice vote.

Higley Unified District

Kate McGee moved that the Board approve the revised staff recommendation for the disbursement of \$283,486.59 to the Higley Unified School District to reimburse Shea Homes the costs associated with site improvements (project number 070260000-9999-221L). The Board did not approve the District receiving a donation factor of \$81,532.41. Kevin McCarthy seconded. Motion passed on a 7-0 voice vote.

c. Consideration of Other Land Related Issues

There were no districts listed under this agenda item.

VIII. Replenishment of Contingency Funds for Packages including:

John Wright moved that the Board approve the staff recommendation to approve the supplemental contingency funds for packages A, B, C, D, E, F, G, J, K, L, M O and P in the amount of \$7,992,036.30. Pat Conley seconded. Motion passed on a 6-1 voice vote with Kevin McCarthy against.

IX. Request for Reduction of Square Footage

There were no districts listed under this agenda item.

X. Request for Waiver from Guidelines

There were no districts listed under this agenda item.

XI. Finance Report

This was an informational item only.

XII. Future Agenda Items

This was an informational item only.

XIII. Public Comment

There were no public comments at this meeting.

Adjournment

There being no further business Board Vice-Chair, John Wright, adjourned the meeting at approximately 12:10 p.m.

Approved by the School Facilities Board on \_\_\_\_\_, 2002

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Logan Van Sittert, Chair