

SCHOOL FACILITIES BOARD
January 9, 2003
Phoenix, Arizona

The School Facilities Board held a board meeting at the Tolleson Elementary District, Sheely Farms Elementary School, 9450 West Encanto, Phoenix, Arizona. The meeting began at approximately 10:00 a.m.

Members Present

Conley, Patrice
Keenan, Brooks
McCarthy, Kevin
Metz, Forrest
Van Sittert, Logan, Chair
Vaughan, G. Keith
Wicks, Michael
Wright, John, Vice-Chair

Members Absent

McGee, Kate

Staff Present

Edward Boot, Interim Exec. Director
Tim Brand, Facilities Deputy Director
John Arnold, Deputy Director of Finance
Candy Cooley, Deputy Director of MIS
Tom Halverstadt, Land Specialist
Anna M. Stevens, Admin. Assistant

Guests Present

Bret Borg, RREEF Management
Jim Updike, RJB Development
Diane Hamilton, Tolleson Elementary
Jim Dean, Sheely Farms
Ed Hall, Tolleson Elementary
Joe Schnupp, ABACUS
Arnold Teten, Gilbane
Thomas D. Rushin, Yuma Elementary
Ray Delzotto, Pinnacle One
Jan Langer, J. O. Combs Elementary
Judy Richardson, Stone & Youngberg
Tim Foist, Holbrook Unified
H. Allen Shockley, Apache Junction Unif.
Scott Higginson, Papago West
David Lujan
Marc R. Frazier, MCRSD
Jerry Korman, Papago West
Tom Murphy, Dysart Unified
Bob Young, Dysart Unified
Michael Apostolos, ABACUS
Dan Farar, Yuma Union H. S.
Todd Sells, Russ Lyon Realty
Paul Hanley, Isaac Elementary
Pat Rehse, ART Architects
Michael Martinez, Globe Unified
Gregoria A. Moran, DLR Group
Cathy Rex, Architect
Marie Glays, Avondale Elementary
Don Klein, Avondale Elementary
Mary Radcliffe, Isaac Elementary
Paul Hanley, Isaac Elementary

Welcome

Dr. Diane Hamilton welcomed the School Facilities Board.

I. Call to Order

The Board Chair, Logan Van Sittert, called the meeting to order at approximately 10:00 a.m.

II. Roll Call

There were eight Board Members present and one absent at this meeting.

III. Approval of Minutes of December 5, 2002 Meeting
Keith Vaughan moved that the Board approve the Minutes for December 5, 2002 with one revision. Forrest Metz seconded. Motion passed on an 8-0-voice vote.

IV. Director's Report

a. Deficiency Correction Update including December 31st Performance and Bid Protests

This was an informational item only. The following issues were discussed.

- December 31, 2002 Status of Work and Performance
- PM Performance
- Bid Protests
- Projected Schedule of Work

b. Tanque Verde Claim

This was an informational item only.

c. Donated School Sites

This was an informational item only. The following issues were discussed.

- Attached is a list of school sites that were donated by developers in 2002 for SFB schools.
- Recognition of SFB Tom Halverstadt for outstanding performance
- Developer award in February

d. Building Renewal Formula

This was an informational item only and its discussion was tabled until the February meeting.

e. Deficiency Correction Project Close-out Procedures

This was an informational item only and consisted of a presentation by Dave Young of Heery International.

f. Qwest and Cox ASP Quarterly Update

This was an informational item only.

As of December 31, 2002, Qwest has completed and the staff of the School Facilities Board has inspected 706 sites. Qwest is completing and submitting for inspection approximately 16 sites per week.

As of the end of December, the SFB has paid Qwest approximately \$33,600,000 of the \$140.4 million contract.

g. December JLBC/JCCR Update

This was an informational item only. The following issues were discussed.

JLBC: New Construction Cost Index

JCCR: Lease to Own Review

New Construction Projections

New Construction Bundling

Building Renewal Distribution - Postponed

Mr. Boot discussed his presentations before these two legislative committees during December 2002.

h. Personnel Action

Mr. Boot and the Board Chair, Logan Van Sittert, presented David Lujan, former Assistant Attorney General for the School Facilities Board, an award of appreciation for all of his services to the SFB.

V. Assessment Deficiencies

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

Brooks Keenan moved that the Board approve the staff recommendation to approve the assessment deficiency projects, which will be eligible for funding from the Deficiencies Correction Fund. Forrest Metz seconded. Motion passed on a 7-0-voice vote.

b. Consideration of Assessment Deficiency Projects review, bids, bid packages, and expansion of change orders

Expansion of Scope

Forrest Metz moved that the Board approve the staff recommendation for the following projects:

1. Additional funding for \$537,653 on Project 100210282-9999-006 for Amphitheater Unified, bringing the total project cost to \$837,653.
2. Additional funding for \$4,914,082 on Project 040201001-9999-002 for Globe Unified, bringing the total project cost to \$9,010,651.
3. Additional funding of \$2,064,105 on the HVAC projects for Mesa Unified, bringing the total project cost to \$9,010,651.
4. Additional funding for \$671,185 on Project 140570202-9999-001 for Yuma Union High School District.

Brooks Keenan seconded. Motion passed on a 7-0-voice vote.

Crane Elementary District

Brooks Keenan moved that the Board approve the staff recommendation of additional funding in the amount of \$340,000 for Project 140413002-9999-018 for Crane Elementary School District. Forrest Metz seconded. Motion passed on a 6-0-1-voice vote with Mike Wicks abstaining.

Gilbert Unified District

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

5. Additional funding for \$164,153 on Project 070241149-9999-001 for Gilbert Unified School District.
6. Additional funding for \$327,124 on Project 070241121-9999-003 for Gilbert Unified School District.
7. Additional funding for \$243,296 on Project 070241142-9999-005 for Gilbert Unified School District.

Forrest Metz seconded. Motion passed on a 6-0-1-voice vote with Keith Vaughan abstaining.

Holbrook Unified District

The Board staff recommendation for Holbrook Unified was postponed until the February Board Meeting.

- c. Consideration of Ratification of CM @ Risk Contracts, GMP applied and Purchase Orders Issued
Keith Vaughan 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. Forrest Metz seconded. Motion passed on a 7-0-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. Brooks Keenan seconded. Motion passed on a 7-0-voice vote.
- e. Consideration of Ratification of Change Orders for Deficiency Corrections Projects
Brooks Keenan moved that the Board accept the staff recommendation to approve the change orders for the districts and vendors listed under agenda item V.e. Forrest Metz seconded. Motion passed on a 7-0-voice vote.
- f. Consideration of Other Deficiency Correction Issues
There were no districts listed under this agenda item.

VI. New School Construction

- a. Consideration of 2003 Capital Plan New Construction Requests
Forrest Metz moved that the Board approve the staff recommendations as follows.
 1. That the Board approve the staff recommendation to *approve* a core high school for 1,500 students with classroom space for 750 students for Apache Junction Unified District to open in FY 06, for a total project cost of \$15,651,870. This project (110243000-9999-006N) was conceptually approved last year for FY 06.
 2. That the Board approve the staff recommendation to *deny* Higley Unified District's request for a K-8 elementary school (conceptually-approved 070260000-9999-004N) and a new high school (conceptually-approved 070260000-9999-005N) for FY 06, and *deny* the district's request for funding for Gateway Pointe (Project 070260000-9999-002N) to open in FY 05.
 3. That the Board approve 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.

Keith Vaughan seconded. Motion passed on 6-1 voice vote with Pat Conley against.

- b. Consideration of New Construction Projects Review, Bids, Bid Packages and Change Orders, and Expansion/Change of Scope and Increased Project Cost
Keith Vaughan moved that the Board approve the staff recommendation for the Pendergast Elementary District's request to go to bid on a School Facilities Board project in the amount of \$1,399,832 for the K – 6 elementary

school facility, project number 070444000-9999-211N. Forrest Metz seconded. Motion passed on a 7-0-voice vote.

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

- d. Consideration of Other New Construction Issues
Isaac Elementary

Pat Conley moved that the Board approve the staff recommendations to approve the District's request to award the GMP of the construction of the modular building for Project # 070405000-9999-001L, with the approval being only for the commencement of work being done at the design/build manufacturer's facility, as per the conditions specified in the staff write-up. Brooks Keenan seconded. Motion passed on a 5-2-voice vote with Kevin McCarthy and Forrest Metz against.

Pat Conley moved that the Board approve up to \$20,000 to do due diligence on the second price of the property. Forrest Metz seconded. Motion passed on an 8-0-voice vote.

Keith Vaughan moved that the Board go into executive session for the purpose of discussing land issues and to seek legal advice if necessary. Forrest Metz seconded. Motion passed on a 7-0-voice vote. This session was not open to the public.

Executive Session was held from 1:45 p.m. to 3:00 p.m.

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

- a. Steps I and/or II
Paradise Valley Unified

Pat Conley moved that the Board Accept Staff recommendation to approve Paradise Valley Unified School District's request for an elementary school site (project number 070269000-9999-002L) and move to Step III. Forrest Metz seconded. Motion passed on a 5-2 voice vote with Brooks Keenan and Pat Conley against.

Tolleson Elementary

Forrest Metz moved that Board accept Staff recommendation to deny the Tolleson Elementary School District's request for an elementary and a middle school site (project number 070417000-9999-003L). Pat Conley seconded. Motion passed on a 5-2 voice vote with Keith Vaughan and Mike Wicks against.

- b. Step III
Coolidge Unified

Keith Vaughan moved that the Board accept Staff recommendation to approve the purchase of a middle school site for the Coolidge Unified School District (project number 110221000-9999-003L). Forrest Metz seconded. Motion passed on a 7-0 voice vote.

Globe Unified

Keith Vaughan moved that the Board approve Staff recommendation for the Globe Unified School District. Forrest Metz seconded. Motion passed on a 7-0 voice vote.

J.O. Combs Elementary

Keith Vaughan moved that the Board table Staff recommendation for the J.O. Combs Elementary School District until the March 2003 Board meeting. Pat Conley seconded. Motion passed on a 7-0 voice vote.

Pendergast Elementary

Forrest Metz moved that the Board accept Staff recommendation to approve the purchase of an elementary and a middle school site for the Pendergast Elementary School District (project number 070492000-9999-006L). Keith Vaughan seconded. Motion passed on a 6-1 voice vote with Kevin McCarthy against.

Phoenix Union H. S. District

Keith Vaughan moved that the Board deny Staff recommendation for the purchase of a high school site at the Phoenix Union High School District (project number 070510000-9999-001L). Forrest Metz seconded. Motion passed on a 6-1 voice vote with Logan Van Sittert against.

c. Consideration of Other Land Related Issues

There were no districts listed under this agenda item.

VIII. Replenishment of Contingency Funds for Packages including:

Brooks Keenan moved that the Board approve the staff recommendation to approve the supplemental contingency funds for packages A, B, C, D, E, F, G, H, I, J, K, L, M, O and P in the amount of \$10,851,761.46. Forrest Metz seconded. Motion passed on a 7-0-voice vote.

IX. Request for Reduction of Square Footage

There were no districts listed under this agenda item.

X. Request for Waiver from Guidelines

This issue was postponed.

XI. Finance Report

This was an informational item only.

XII. Future Agenda Items

This was an informational item only.

XIII. Public Comment (all regarding Isaac Elementary)

Dr. Hanley, Isaac District

Bret Borg, RREEF, was concerned with the new Isaac school site and asked the board to find another location or solution.

Jim Updike, RJB Development, was concerned with safety issues regarding the location of the new Isaac school site.

Bill Hagan, Am Safe Inc., asked the Board to reconsider finding an alternative school site because of safety issues.
Scott Higginson, Papago West, was concerned with location of the new site at the Isaac Elementary District.

Adjournment

There being no further business Board Chair, Logan Van Sittert, adjourned the meeting at approximately 3:10 p.m.

Approved by the School Facilities Board on _____, 2003

Logan Van Sittert, Chair