

SCHOOL FACILITIES BOARD
March 4, 2004
Queen Creek, Arizona

The School Facilities Board held a board meeting at the Queen Creek High School 22149 East Ocotillo Road, Queen Creek, AZ 85252. The meeting began at approximately 10:10 A.M.

<u>Members Present</u>	<u>Guests Present</u>
Conley, Patrice	Dr. Murless, Queen Creek Unified
Davidson, Frank	Darryl Rosen, Sahuarita Unified
Van Sittert, Logan, Chair	Chris Kartchner, Kitchell
Vaughan, G. Keith	
Wright, John, Vice-Chair	
Vicki Salazar, Superintendent's Representative (non-voting)	
<u>Members Absent</u>	
Keenan, Brooks	
McGee, Kate	
Granillo, Pete	
<u>Staff Present</u>	
William Bell, Executive Director	
Tim Brand, Facilities Deputy Director	
Candy Cooley, Deputy Director of MIS	
John Arnold, Deputy Director of Finance	
Judith Darknall, Assistant Attorney General	
Deborah Dominguez, Executive Assistant	
Emerson Stiles, Land Specialist	
Kristen Landry, Public Information Officer	
Charlotte Hosseini, Special Projects	

Welcome

Dr. Murless of the Queen Creek Unified District welcomed the School Facilities Board.

I. Call to Order

The Board Chair, Logan Van Sittert, called the meeting to order at approximately 10:10 A.M.

II. Roll Call

There were six Board Members present at this meeting, including Vicki Salazar of ADE, a non-voting member.

- III. Approval of Minutes of February 12, 2004 Meeting
Keith Vaughan moved that the Board approve the Minutes for January 8, 2004. John Wright seconded. Motion passed on a 5-0 voice vote.

Approval of Minutes of February 12, 2004 Executive Session
Keith Vaughan moved that the Board approve the Executive Session Minutes for January 8, 2004 John Wright seconded. Motion passed on a 4-0-1 voice vote with Frank Davidson abstaining.

Approval of Minutes of February 18, 2004 Meeting
Keith Vaughan moved that the Board approve the Minutes for February 18, 2004. Pat Conley seconded. Motion passed on a 3-0-2 voice vote, with Frank Davidson and John Wright abstaining.

The following items are listed in the order in which they appear on the agenda, not necessarily in the order in which they were discussed. Several items were reviewed out of order as they related to other items on the agenda.

IV. Director's Report

a. Flex Tech Litigation

This item was moved to the April meeting.

b. Deficiency Correction Update

This item was moved to the April meeting.

Audit Update

This item was discussed in Executive Session

c. Osborn Elementary Emergency Funding

This item was moved to the April meeting.

d. 5 Year Building Renewal Plan Instructions

This item was moved to the April meeting.

e. Legislative Update

This item was moved to the April meeting.

f. Cox Contract Update

This item was discussed in Executive Session

John Wright moved that the Board go into executive session to seek legal advise on items IVb. Audit Update and IVf. Keith Vaughan seconded. Motion passed on a 5-0 voice vote. This session was not open to the public.

Executive Session was held from approximately 11:05 A.M. to 11:35 A.M.

John Wright moved that the board instruct counsel to continue the negotiations with Cox Communications as instructed in executive session. Pat Conley seconded. Motion passed on a 5-0 voice vote.

V. Assessment Deficiencies

a. Consideration of Ratification of Contracts for Deficiency Corrections Projects
John Wright moved that the Board ratify the contract awards for the School Facilities Board and the districts and vendors listed under agenda item V.a. Frank Davidson seconded. Motion passed on a 5-0 voice vote.

b. Consideration of Ratification of Change Orders for Deficiency Corrections Projects
John Wright moved that the Board ratify the change orders for the districts and vendors listed under agenda item V.b. Keith Vaughan seconded. Motion passed on a 5-0 voice vote.

c. Consideration of Other Deficiency Correction Issues
Terms and conditions for delayed deficiencies correction projects
John Wright moved that the Board approve the staff recommendation to approve the attached terms and conditions governing those projects delayed by Laws 2003, 1st SS, Chapter 2, Section 22.

Director Bell explained that the Terms and Conditions will clarify the relationship between the SFB and the delayed districts. Logan Van Sittert asked if the delayed districts played a part in drafting this document. Director Bell confirmed that they did.

Pat Conley asked about item #14 in regards to securing insurance, if the districts are required to secure SCIP coverage. Director Bell stated that the districts can choose their own insurance. Ms. Conley asked if PM fees were included. Director Bell stated that they were not and added that a funding source has not yet been found.

Frank Davidson seconded. Motion passed on a 5-0 voice vote.

Sahuarita Unified

John Wright moved that the Board approve the staff recommendation for funding in the amount of \$25,000 to supplement the \$50,000 committed by the district to re-activate the abandoned well. SFB funding for the project will be available to the district after the district-committed funds have been exhausted.

Frank Davidson asked if staff was sure this would be enough funding for this project. Director Bell stated that there had been considerable discussion with the district and they agree with the Staff recommendation. Mr. Darryl Rosen of the Sahuarita District said that the district had set aside \$50,000 of Building Renewal monies for emergency projects such as this. That money plus the \$25,000 that the board approves will cover the cost of this project. But that will be the end of the renewal money.

Pat Conley asked if the SFB generally funds secondary wells. Director Bell stated that this project is necessary because this is a safety issue. If this well shuts down, there will not be any water and the district would have to shut down. He added that Sahuarita is the first district to request this.

Frank Davidson seconded. Motion passed on a 5-0 voice vote.

VI. Preventive Maintenance Plans

This item was withdrawn from the agenda.

VII. New School Construction

a. Consideration of 2004 Capital Plan New Construction Requests

John Wright moved that the Board approve the staff recommendation as follows:

1. That the Board approve the staff recommendation to deny the Gadsden Elementary District's request the buildout of a previously approved K-6 elementary to open in FY 07 and an additional K-6 elementary for 650 students to open in FY 08.
2. That the Board approve the staff recommendation to deny the Littlefield Unified District's request for additional K-8 elementary space for 120 students to open in FY 07.
3. That the Board approve the staff recommendation to deny the Palo Verde Elementary District's request for two K-8 elementary schools for 700 students each to open in FY 09.
4. That the Board approve the staff recommendation to fund the Queen Creek Unified District's request to fund the district's request for a K-5 elementary for 700 students. The approval would add 63,000 square feet to the district at \$102.13 per square foot, for a total funding amount of \$6,434,190.
5. That the Board approve the staff recommendation to fund the Queen Creek Unified District's request to fund the district's request for additional high school space for 300 students. The approval would add 40,200 square feet to the district at \$124.84 per square foot, for a total funding amount of \$5,018,568.
6. That the Board approve the staff recommendation to deny the Riverside Elementary District's request a K-8 elementary school for 750 students to open in FY 07.
7. That the Board approve the staff recommendation to deny the Somerton Elementary District's request to fund a 6-8 middle school for 500 students to open in FY 07.
8. That the Board approve the staff recommendation to fund the Sunnyside Unified District's request to fund the district's request for a K-5 elementary for 600 students and deny the district's request for Pre-School Handicapped square footage at this time. The approval would add 54,000 square feet to the district at \$102.13 per square foot, for a total funding amount of \$5,515,020.

9. That the Board approve the staff recommendation to fund the Sunnyside Unified District's request to fund a new 6-8 middle school for 700 students to open in FY 07. The approval would add 67,669 square feet to the district at \$105.92 per square foot, for a total funding amount of \$7,167,500.
10. That the Board approve the staff recommendation to fund the Yuma Elementary District's request to for a K-5 elementary school for 600 students to open in FY 06. The approval would add 54,000 square feet to the district at \$102.13 per square foot, for a total funding amount of \$5,515,020.
11. That the Board approve the staff recommendation to deny the Yuma Elementary District's request to fund a 6-8 middle school for 700 students to open in FY 07.
12. That the Board approve the staff recommendation to fund the Yuma Union High School District's request to for a 9 –12 high school for 900 students to open in FY 07. The approval would add 112,500 square feet to the district at \$124.84 per square foot, for a total funding amount of \$14,044,500.

Keith Vaughan seconded. Motion passed on 5-0 voice vote.

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 as follows:

1. Approve Cartwright Elementary School District's request to go to bid on a School Facilities Board project in the amount of \$2,654,563 for the buildings at a K-6 elementary school, project number 070483000-9999-009N.
2. Approve Cedar Unified School District's request to go to bid on a School Facilities Board project in the amount of \$4,602,178 a new 9-12 high school, project number 090225000-9999-001N.

John Wright asked if the district was using Impact Aid money for this project. Chris Kartchner from Kitchell stated that the district was bonding against Impact Aid.

3. Approve Yuma Union High School District's request to go to bid on a School Facilities Board project in the amount of \$7,533,383 a buildout of a 9-12 high school, project number 140570000-9999-001N.

John Wright seconded. Motion passed on a 5-0 voice vote.

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

a. Steps I and/or II

Logan Van Sittert moved that the board approve the staff recommendation as follows:

1. That the Board Accept Staff recommendation to approve Isaac Elementary School District's request for a K-5 elementary school site (project number 070405000-9999-006L) and move to Step III.

2. That the Board accept Staff recommendation to approve Litchfield Elementary School District's request for a K-5 elementary school site (project number 070479000-9999-007L) and move to Step III.

3. That the Board Accept Staff recommendation to approve Maricopa County Regional School District's request for a 7-12 middle and high school site (project number 070199000-9999-003L) and move to Step III.

4. That the Board Accept Staff recommendation to approve Union Elementary School Districts request for a K-8 elementary school site (project number 070462000-9999-006L) and move to Step III.

John Wright asked what the staff's policy was in regards to appraisals on donated property. Emerson Stiles stated that staff is ordering two appraisals for land purchases and one appraisal for donated parcels. Keith Vaughan stated that he believes we should order two appraisals on donated parcels as well.

Frank Davidson seconded. Motion passed on a 5-0 voice vote.

b. Step III

Logan Van Sittert moved that the board approve the staff recommendation as follows:

1. That the Board approve Staff recommendation to approve the Chandler Unified School District's request to purchase 30 acres for a 7-8 site (project number 070280000-9999-011L).

2. That the Board approve Staff recommendation to approve the Fowler Elementary School District's request to accept a donation of 18.2 acres for a K-5 site (project number 070445000-9999-007L).

John Wright seconded. Motion passed on a 5-0 voice vote.

c. Consideration of Other Land Related Issues
Arlington Elementary

Logan Van Sittert moved that the Board approve the staff recommendation to approve the resolution disclaiming any interest in the associated site within the Arlington School District. John Wright seconded. Motion passed on a 5-0 voice vote.

Littlefield Unified

John Wright moved that the Board approve the staff recommendation to for additional funding in the amount of \$55,485 to mitigate the endangered Tortoises as a condition of the BLM lease. Frank Davidson seconded. Motion passed on a 5-0 voice vote.

IX. Finance Report

This item was moved to the April meeting.

Adjournment

There being no further business Board Chair, Logan Van Sittert, adjourned the meeting at approximately 12:00 P.M.

Approved by the School Facilities Board on _____, 2004

Logan Van Sittert, Chair